

# TOWN PLANNING BOARD

TPB Paper No. 9978

For Consideration by  
the Town Planning Board on 14.8.2015

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B  
PRELIMINARY CONSIDERATION OF A NEW PLAN

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**1. Purpose**

The purpose of this paper is to present to Members the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/B and to seek Members' agreement that it is suitable for submission to the Islands District Council (IsDC) and the Tai O Rural Committee (TORC) for consideration.

**2. Background**

- 2.1 On 23.11.2012, the draft Yi O Development Permission Area (DPA) Plan No. DPA/I-YO/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the exhibition period, 144 representations were received. On 15.2.2013, the representations were published for three weeks for public comments and one comment was received. After giving consideration to the representations and comment on 10.5.2013, the Town Planning Board (the Board) decided not to uphold the adverse representations.
- 2.2 On 8.10.2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yi O DPA Plan, which was subsequently renumbered as DPA/I-YO/2. On 18.10.2013, the approved Yi O DPA Plan No. DPA/I-YO/2 (**Plan 2**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Yi O DPA Plan is effective only for a period of three years until 23.11.2015. As such, an OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Yi O area upon expiry of the DPA Plan.
- 2.4 On 7.5.2015, 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 Yi O area.

**3. Strategic Planning Context**

- 3.1 The Planning Scheme Area (the Area) covers Yi O and a site at Nga Ying Kok with a total area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks on three sides, with the

remaining side fronting to Yi O Bay, is one of the sea bays along the north-western coast of Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north (**Plans 1 and 3**).

- 3.2 The Area is not served by any vehicular access and is only accessible by walking trails. With local jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide.
- 3.3 According to the “Landscape Value Mapping of Hong Kong”, the area of Yi O comprises mainly broad valley, rural coastal, estuarine and bay landscapes of high landscape and scenic value. The overall landscape character of the Area is remote and tranquil, with open vistas facing towards the sea. Various types of landscape such as woodlands on steep rolling slopes with streams, low-lying fallow agricultural land, mudflats, rocky shores and mangroves in the estuarine area at the mouths of the eastern and southern valley are observed.
- 3.4 Given the natural environment with its landscape value coupled with its inaccessibility of the area due to the lack of vehicular access, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural landscape. No large-scale development should be introduced in order to minimize encroachment onto the natural environment. Suitable land will be reserved for the need of Small House development. Details of the land use considerations are contained in the Planning Report on Yi O at **Appendix IV**. Some major issues in relation to the proposed zonings are stated below.

#### **4. Issues Arising from Consideration of the DPA Plan**

- 4.1 Since the gazettal of the draft DPA Plan on 23.11.2012, no planning proposal or application has been received. There are six approved Small House applications and no outstanding Small House application in the recognized village. As advised by the District Lands Office/Islands, Lands Department (DLO/Is, LandsD), Small House demand in the next 10 years is 130 in Yi O Village (as compared to the previous figure of 40<sup>1</sup>).
- 4.2 During the exhibition period of the gazettal of the draft DPA Plan, a total of 144 representations were received. The major land use comments raised by the representers are recapitulated below:
  - (a) the Area, especially the natural habitat of Romer’s Tree Frog, wetland, freshwater marsh, mangroves and the buffer zones along the stream courses should be covered by conservation zonings such as “Conservation Area” (“CA”) and “Coastal Protection Area” (“CPA”) so as to protect the environment. Designation of Yi O as a Site of Special Scientific Interest is also suggested. The future zonings should not only

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<sup>1</sup> According to DLO/Is in March 2013, the 10-year forecast for Small House demand (2010-2019) for Yi O Village was 40.

reflect the conditions and characters of the Area but also facilitate the restoration of the natural habitats. On the other hand, some representers considered that the designation of land as conservation areas will affect private properties and infringe the right of land owners;

- (b) TORC and some representers considered that the boundaries of the “Village Type Development” (“V”) zone should follow the ‘village environs’ (‘VE’) of Yi O Village and sufficient land should be reserved for Small House development; and
- (c) the Plan should not affect the reinstatement of the Yi O Village and the rehabilitation of agricultural activities.

## **5. Town Planning Board’s Decisions and Instructions**

On 10.5.2013, the Board decided not to uphold the adverse representations and nor propose any amendment to the draft DPA Plan. The Board also agreed that the detailed land uses would be worked out in the course of OZP preparation.

## **6. Object of the Plan**

- 6.1 The object of the Plan is to indicate the broad land use zonings for the area of Yi O so that development and redevelopment within the area of Yi 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.
- 6.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan, the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.

## **7. The Planning Scheme Area**

- 7.1 The Area covers Yi O and a site at Nga Ying Kok with a total area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks on three sides, with the remaining side fronting to Yi O Bay, is one of the sea bays along the south-western coast of Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees. The boundary of the Area is shown by a heavy broken line on the Plan (**Appendix I**). According to the 2011 Census, there is no population in the Area.



- 7.2 The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land (**Plan 5**). The coastal area contains rocky shore, mangrove and various types of coastal plants. It is rural in character and is a popular hiking area with scenic views.
- 7.3 The Area consists of a variety of habitats including woodlands, grasslands, shrublands, wetlands and streams. Denser vegetation can be found in the valley. In addition, a mature mangrove stand can be found at the mudflat at the bay area to the north of Yi O Village outside the Area. Romer's Tree Frog (*Liuixalus romeri* 盧氏小樹蛙), an endangered species that is widespread on Lantau Island, has been recorded near a stream east of Yi O. Romer's Tree Frog has also been sporadically recorded in the wooded areas near the agricultural fields in the south of the Area. The woodlands in the Area provide habitats for this species. Rice Fish (*Oryzias curvinotes* 弓背青鱗) of conservation concern has also been found in the stream west of Yi O. Although the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas on the hillslopes (**Plan 5**) form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species in the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found in the Area and protected wild orchids are recorded near a stream east of Yi O.
- 7.4 According to the Revised Concept Plan for Lantau promulgated in 2007 (**Plan 4**), the Yi O area falls within the Landscape Protection Area in the north-western Lantau with natural landscape setting. New developments should not compromise the existing landscape setting or local environment, and landscaping should be carried out to mitigate the effect of any new development.
- 7.5 The Yi O Village (also known as Yi O San Tsuen), a recognized village in the Area, is largely abandoned (**Plan 6**). It is located in the middle of the Area and traversed by the north-south running Lantau Trail. Ruined and abandoned village houses are scattered and some of them are not easily accessible. An abandoned village school, namely Yi O Village School (**Figure 5b of Appendix IV**), is located to the southwest of a vegetated hillslope at Yi O Village. Active agricultural activities are found near Yi O Village and to the north of Yi O Kau Tsuen, while some abandoned farmland can be found to the west of Yi O Village, the mouth of Yi O Valley and its estuary (**Plan 5**).
- 7.6 The Area is not served by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south. There are local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from Tai O and Fan Lau during high tide. The Lantau Trail (**Plan 5**) which partially lies within the Area is a popular hiking trail. A section of the Trail near Yi O Kau Tsuen outside the Area

is currently overgrown with vegetation.

## **8. Views Received in the Course of Preparation of the Plan**

8.1 In the course of preparation of the Plan, the following views have been received:

- (a) representatives from the Kadoories Farm and Botanic Garden Corporation (KFBG), World Wide Fund For Nature Hong Kong and Hong Kong Bird Watching Society held a meeting with Planning Department (PlanD) on 16.6.2015 to express their views on the conservation of environment including the natural stream course to the west of Yi O Village and the lower course of Shui Lo Cho, the area adjoining Country Park and the mangrove at Yi O Bay. They suggested a 20m to 30m buffer to protect the mangrove at Yi O Bay. Conservation zoning (such as “CA”) is also suggested along the stream courses and the area adjoining country parks;
- (b) a meeting between TORC and PlanD was held on 2.7.2015 to solicit the former’s views on the preparation of the draft OZP. Whilst TORC considered the Indigenous Inhabitant Representative (IIR) of Yi O Village should be consulted, TORC expressed their concerns on the private development right and the right of indigenous villagers; and
- (c) a meeting between the IIR of Yi O Village and PlanD was held on 15.7.2015. At the meeting, the IIR of Yi O requested the Board to respect local views on the preparation of the draft OZP. He suggested that the planning scheme area should be extended to Nam Chung Tsuen and include the country park areas to allow comprehensive planning for Yi O and the surrounding area. He also requested that infrastructural facilities including pier, road, water supply and sewerage facilities should be provided by the Government and indicated on the OZP. He also requested that as there is plan to revitalize the area, the boundary of the “V” zone should follow the ‘VE’ of Yi O Village to meet future Small House demand.

8.2 Planning assessments on the above views are provided in paragraphs 3.6.2 to 3.6.4 of **Appendix IV**.

## **9. Land Use Planning Considerations**

### Environmental Conservation

9.1 The Area is encircled by the Lantau North and Lantau South Country Parks. With the scenic setting, the Area is rural in character mainly consisting of abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. Protected flora and fauna species of conservation concern have been recorded in the Area and its vicinity.

- 9.2 Concerns on the conservation of environment and ecological value of the Area were raised by environmental concern groups during the preparation of the DPA Plan and OZP as mentioned in paragraphs 4.2 (a) and 8.1(a) above. According to the Director of Agriculture, Fisheries and Conservation (DAFC), the wooded areas at the hillslopes (**Plan 5**) form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. The woodland areas are therefore proposed to be zoned “Green Belt” to reflect its natural status.
- 9.3 In addition, the coastal area located at the east of Yi O Bay and the estuary of Yi O stream to the Yi O Bay are largely undisturbed and consist of mudflat, rocky shore, mangrove and coastal plants (**Plan 5 and Photos 10 to 12 of Figure 4c of Appendix IV**). It is recommended to zone the coastal areas along bay area as “CPA” in order to conserve the sensitive landscape resources of the coastal area and provide visual buffer to the scenic coastline. The boundary of the proposed “CPA” zone as shown on **Plan 7** coincides with the coastline and with reference to the topographic features and site conditions, including rocky shore, footpath and natural vegetated slopes along the inland side.

#### Village Development

- 9.4 In general, the OZP will reflect, amongst others, the existing recognized village and designate areas considered suitable for the provision of village expansion. For the subject OZP, the only recognized village in the Area is Yi O Village and the ‘VE’ cover areas of about 4.03 ha (**Plan 6**).
- 9.5 Since the publication of the DPA Plan, as stated in paragraphs 4.2(b), 8.1(b) and 8.1(c) above, the TORC and IIR of Yi O Village have been asking for reservation of sufficient land in the Area to cope with the Small House demand. On the other hand, the environmental concern groups have suggested that the future zonings should not only reflect the conditions and characters of the Area, but also facilitate the restoration of the natural habitats.
- 9.6 Noting the requests and concerns of both the locals and environmental concern groups as mentioned above, PlanD has assessed the Small House demand of Yi O Village by obtaining the latest information on the 10-year forecast and outstanding Small House demand from DLO/Is, LandsD. DLO/Is, LandsD has advised that according to the IIR of Yi O Village, the 10-year forecast for Small House demand for Yi O Village area is 130 (as compared to the previous figure of 40). There are six approved Small House applications and no outstanding Small House applications within the Area. No justification has been provided by the IIR for the substantial increase in the latest 10-year forecast (i.e. from 40 to 130).
- 9.7 With reference to the Small House demand and ‘VE’ for the recognized village as enumerated above, PlanD has analyzed the conditions of the area within ‘VE’ taking account of the existing village cluster, environmental conditions and natural terrain and topography of the area. It should be noted that Yi O Village is mainly concentrated on the lower hillslopes in the south part of the Area. Land

within the ‘VE’ comprises not only existing village clusters and ruin structures of Yi O Village, but also some woodlands and hilly slopes in the south with some active agricultural land in the north and west (**Plans 5 and 6**). Throughout the plan-making process, concerned departments have been closely liaised to ensure their input and comments be duly taken into account in the delineation of the “V” zone for the existing village cluster and potential areas for village expansion.

- 9.8 According to the 2011 Census, there is no population in the Area. Moreover, there is neither planning proposal/application received since the gazettal of the draft DPA Plan. Given the natural environment with high landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of “V” zone for Small House development has been adopted with an aim to consolidating Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. The woodland at the east and south and the areas with active agricultural activities to the north of the village are hence suggested to be protected and preserved.
- 9.9 The proposed “V” zone covers a total area of about 0.34 ha. The total developable land reserved for new Small House developments is about 0.32 ha, equivalent to about 13 Small House sites. This can satisfy about 28% of the total 10-year forecast of Small House demand in the Area (**Table 1**).
- 9.10 Although the area of the proposed “V” zone could not meet all the current forecast of Small House demand, 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 OZP to allow for application for Small House in other zonings under section 16 of the Ordinance. Each application would be considered by the Board based on its individual merits.

**Table 1: Small House Demand for Yi O Village**

Small House Demand Figure in 2012		Small House Demand Figure in 2015		‘VE’ Approx. Area (ha)	“V” zone on daft OZP (ha)	Required land to meet new demand (ha) for 46 Small Houses	Available Land to meet new demand (ha)	Percentage of the new demand met by available land (%)
Outstanding Demand & Approved Small House Applications	10-year forecast	Outstanding Demand & Approved Small House Applications	10-year forecast					
6	40*	6*	130	4.03	0.34	1.15	0.32 (about 13 Small Houses)	28%

\* Since no justification has been provided by the IIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand & approved small house applications in 2015, i.e. 6 and previous 10-year forecast, i.e. 40 are adopted as the total Small House demand figures.

### Land for Agriculture

- 9.11 Active agricultural activities are being undertaken near Yi O Village and to the north of Yi O Kau Tsuen. In addition, abandoned farmland/agricultural land with occasional cultivation mainly locate along the trail leading to Yi O Kau Tsuen (**Plan 5**). The Area has good potential for agricultural use. The land should be retained for agricultural use and is recommended to be designated as “Agriculture” (“AGR”) (**Plan 7**). DAFC also advises that the proposed “AGR” zone includes active farmland and areas proposed for rehabilitation, and is considered appropriate from agricultural development point of view.

## **10. Planning Intention**

- 10.1 The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural character and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks and to make provision for future Small House development for the indigenous villagers of the Area.
- 10.2 In designation of various land use zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau South Country Parks and natural streams. Active and fallow agricultural land is retained in view of the good potential for agricultural use.

## **11. Land Use Zonings**

- 11.1 “Village Type Development” (“V”) : Total Area 0.34 ha

- 11.1.1 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 infrastructure 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 Yi O Village (also known as Yi O San Tsuen) is the only recognized village within the Area and is largely abandoned. The boundaries of “V” zone are drawn up around existing clusters having regard to existing building structures, ‘VE’, approved Small House applications, outstanding Small House application, building lots, local topography,

site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible (**Plans 5 and 7**).

- 11.1.3 Except for those specified, 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 the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 11.1.4 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 proposal will be considered on its individual planning merits.
- 11.1.5 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for 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 DAFC and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD, when processing Small House grant and application in close proximity to existing stream courses should consult concerned departments including the Environmental Protection Department (EPD), the Agriculture, Fisheries and Conservation Department (AFCD) and the PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the application.
- 11.1.6 There is no existing sewer or planned public sewer for the Area. For NTEH/Small House redevelopment, the design and construction of sewage disposal facilities need to comply with relevant standards and regulations, such as the EPD's ProPECC PN 5/93, for protection of the water quality of the Area.

## 11.2 "Agriculture" ("AGR") : Total Area 4.84ha

- 11.2.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 11.2.2 Active agricultural activities are found around Yi O Village and to the north of Yi O Kau Tsuen. In addition, some abandoned agricultural land, grassland and wetland plants are found along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary (**Plans 5 and 7**).

The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes.

- 11.2.3 As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

### 11.3 “Green Belt” (“GB”) : Total Area 16.78 ha

- 11.3.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 11.3.2 This zone covers the natural vegetated areas which consist of streamcourses and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South Country Parks are within this zone (**Plans 5 and 7**).
- 11.3.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

### 11.4 “Coastal Protection Area” (“CPA”): Total Area 1.38ha

- 11.4.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform 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 This zone covers the coastal areas along the eastern side of Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal

plants (**Plans 5 and 7**).

11.4.3 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 draft DPA Plan.

11.4.4 Works relating to diversion of streams, filling of land 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 Detailed land use zoning proposals are described in Section 9 of the Explanatory Statement (ES) (**Appendix III**) and Section 4.4 of the Planning Report (**Appendix IV**).

11.6 A comparison of land use zonings reserved in the approved Yi O DPA Plan No. DPA/I-YO/2 and the draft OZP No. S/I-YO/B is shown in the table below:

Land Use Zoning	Area on approved DPA Plan	Area on draft OZP
“V”	0.19 ha (0.81%)	0.34 ha (1.46%)
“Unspecified Use”	23.15 ha (99.19%)	-
“AGR”	-	4.84 ha (20.74%)
“GB”	-	16.78 ha (71.89%)
“CPA”	-	1.38 ha (5.91%)
Total area	23.34 ha	23.34 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 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.

12.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board. Deviations from MSN are summarized at **Appendix V**.



### **13. Consultation**

- 13.1 The draft OZP together with its Notes and ES and the Planning Report have been circulated to the relevant Government bureaux 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/I-YO/B will be submitted to the IsDC and the TORC for consultation. Comments from the IsDC and the TORC will be submitted to the Board for further consideration in due course.

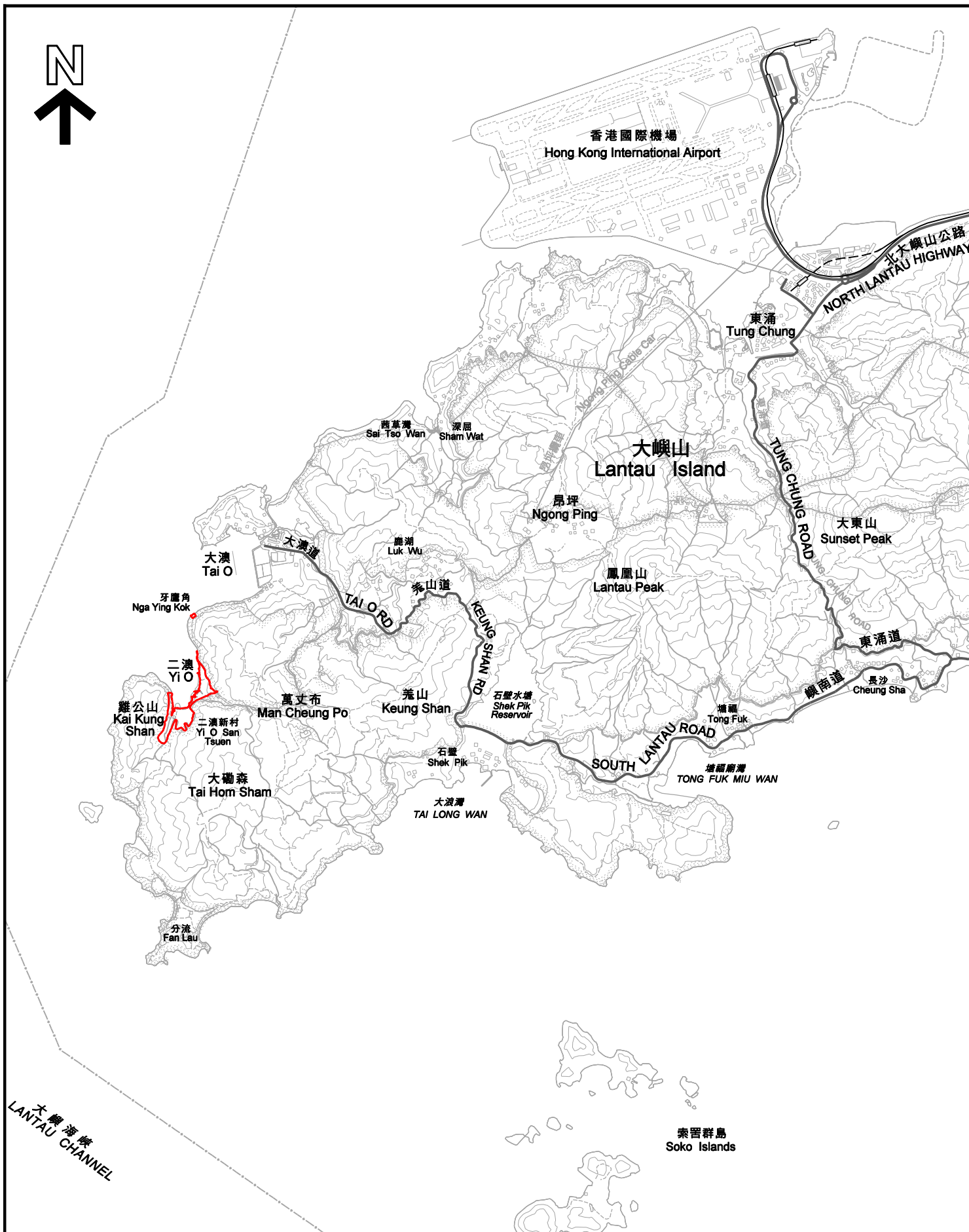
### **14. Decision Sought**

Members are invited to:

- (a) consider the draft Yi O OZP No. S/I-YO/B together with its Notes and ES and the Planning Report (**Appendices I to IV**);
- (b) adopt the ES as an expression of the planning intention and objectives of the Board for various land use zonings of the draft Yi O OZP No. S/I-YO/B; and
- (c) agree that draft Yi O OZP No. S/I-YO/B together with its Notes and ES (**Appendices I to III**) are suitable for submission to the IsDC and the TORC for consultation.

### **15. Attachments**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Yi O Development Permission Area Plan
<b>Plan 3</b>	Aerial Photo
<b>Plan 4</b>	“Revised Concept Plan for Lantau – Landscape Conservation”
<b>Plan 5</b>	Existing Physical Features of Yi O
<b>Plan 6</b>	Land Ownership and ‘Village Environs’
<b>Plan 7</b>	Proposed Land Use Zonings
<b>Appendix I</b>	Draft Yi O Outline Zoning Plan No. S/I-YO/B
<b>Appendix II</b>	Notes of the Draft Yi O Outline Zoning Plan No. S/I-YO/B
<b>Appendix III</b>	Explanatory Statement of the Draft Yi O Outline Zoning Plan No. S/I-YO/B
<b>Appendix IV</b>	Planning Report on Yi O
<b>Appendix V</b>	Summary of Deviations from the Master Schedule of Notes



 分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME  
BOUNDARIES OF  
OUTLINE ZONING PLAN

本摘要圖於2015年8月7日擬備  
EXTRACT PLAN PREPARED ON 7.8.2015

### 位置圖 LOCATION PLAN

#### 二澳分區計劃大綱圖 YI O OUTLINE ZONING PLAN

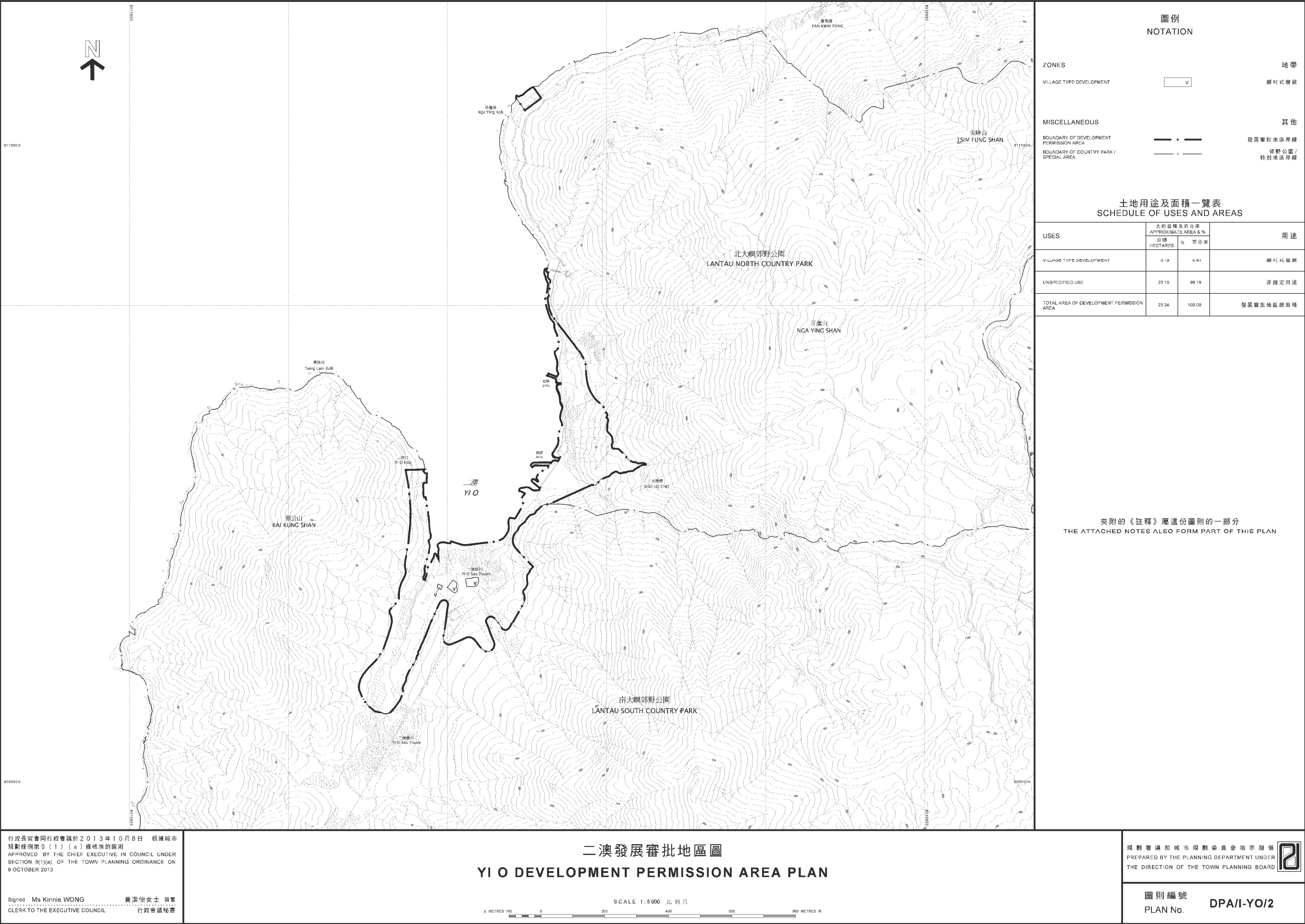
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖 PLAN  
1








 分區計劃大綱圖的擬議規劃範圍界線  
 PROPOSED PLANNING SCHEME  
 BOUNDARIES OF  
 OUTLINE ZONING PLAN

本摘要圖於2015年5月19日擬備，  
 所根據的資料為地政總署於2014年12月16日  
 拍得的航攝照片編號CW110986r  
 EXTRACT PLAN PREPARED ON 19.5.2015  
 BASED ON AERIAL PHOTO No. CW110986r  
 TAKEN ON 16.12.2014 BY  
 LANDS DEPARTMENT

航攝照片 AERIAL PHOTO  
 二澳分區計劃大綱圖  
 YI O OUTLINE ZONING PLAN

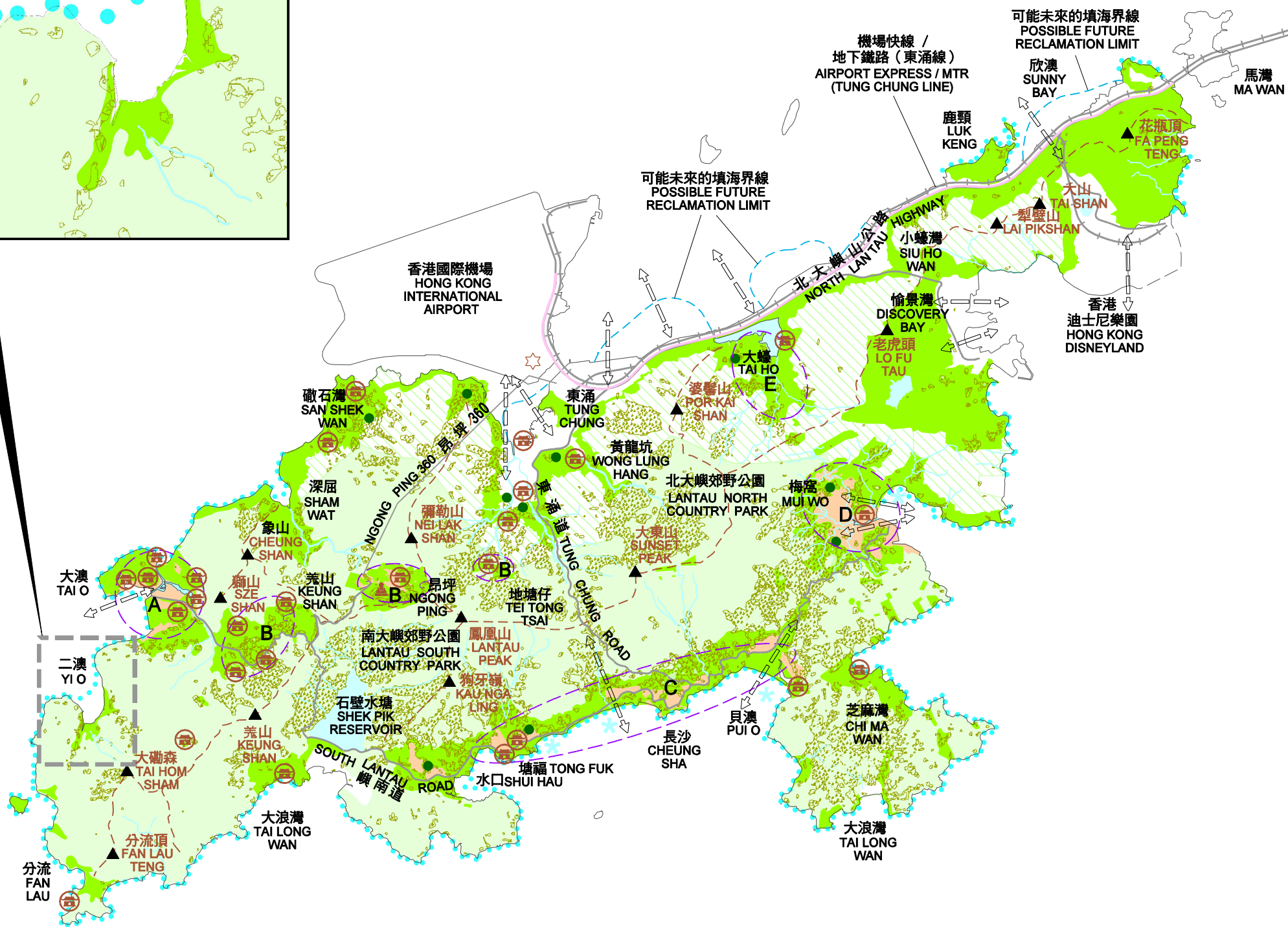
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 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/LI/15/47

圖 PLAN  
 3





圖例  
LEGEND

- Existing Country Park
- Proposed Country Park Extension
- Landscape Protection Area
- Coastal Landscape Protection Area
- Area with Special Landscape Characters
  - A Tai O - Traditional Fishing Village
  - B Ngong Ping / Tei Tong Tsai / Keung Shan - Religious Community
  - C Pui O / Cheung Sha / Tong Fuk Beachside Settlements
  - D Mui Wo - Historical Rural Township
  - E Tai Ho Valley - Natural Stream of Ecological Significance
- North Lantau Highway
- Peak / Ridgeline
- Woodland
- Fung Shui Woodland
- Stream
- Temple
- Buddha Statue
- Gazetted Beach
- Scenic Hill on Airport Island
- Major View / View Corridor
- Major Rural Settlement

經修訂的大嶼山發展概念計劃 - 景觀保育  
REVISED CONCEPT PLAN FOR LANTAU - LANDSCAPE CONSERVATION

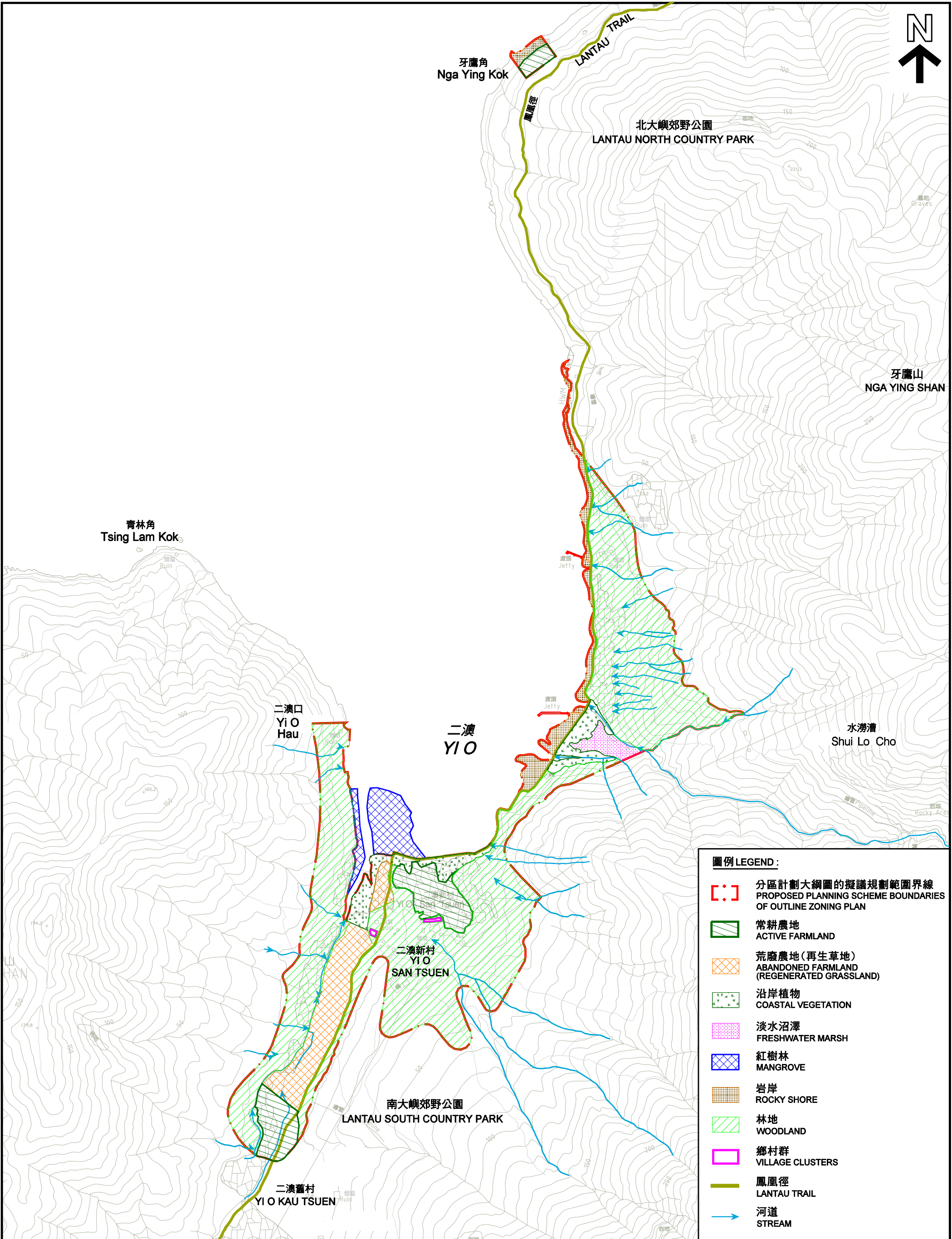
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖 PLAN  
4





圖例 LEGEND :

- [ : ] 分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARIES  
OF OUTLINE ZONING PLAN
- 常耕農地  
ACTIVE FARMLAND
- 荒廢農地(再生草地)  
ABANDONED FARMLAND  
(REGENERATED GRASSLAND)
- 沿岸植物  
COASTAL VEGETATION
- 淡水沼澤  
FRESHWATER MARSH
- 紅樹林  
MANGROVE
- 岩岸  
ROCKY SHORE
- 林地  
WOODLAND
- 鄉村群  
VILLAGE CLUSTERS
- 鳳凰徑  
LANTAU TRAIL
- 河道  
STREAM

現時實際狀況 EXISTING PHYSICAL FEATURES

二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖 PLAN  
5

本摘要圖於2015年5月19日擬備  
EXTRACT PLAN PREPARED ON 19.5.2015

米 METRES 100 0 100 200 300 400 500 米 METRES  
SCALE 1 : 6 000 比例尺





牙鷹角  
Nga Ying Kok

鳳凰徑

LANTAU TRAIL

北大嶼郊野公園  
LANTAU NORTH  
COUNTRY PARK

牙鷹山  
NGA YING SHAN

青林角  
Tsing Lam Kok

二澳口  
Yi O Hau

二澳  
YI O

渡頭  
Jetty

水海灣  
SHUI LO CHO

二澳新村  
YI O SAN TSUEN

南大嶼郊野公園  
LANTAU SOUTH  
COUNTRY PARK

二澳舊村  
YI O KAU TSUEN

二澳舊村  
YI O Kau Tsuen

圖例 LEGEND :

-  分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARIES  
OF OUTLINE ZONING PLAN
-  郊野公園  
COUNTRY PARK
-  屋地  
BUILDING LOTS
-  地政總署已批准的小型屋宇  
SMALL HOUSES APPROVED  
BY LANDS DEPARTMENT
-  政府土地牌照  
GOVERNMENT LAND LICENCE
-  鄉村範圍  
VILLAGE ENVIRONS
-  私人土地約 6.89公頃 (29.52%)  
PRIVATE LAND ABOUT 6.89 ha (29.52%)

鄉村範圍及土地業權 VILLAGE ENVIRONS AND LAND OWNSHIP

二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

本摘要圖於2015年5月19日擬備  
EXTRACT PLAN PREPARED ON 19.5.2015

SCALE 1 : 6 000 比例尺  
METRES 100 0 100 200 300 400 500 METRES

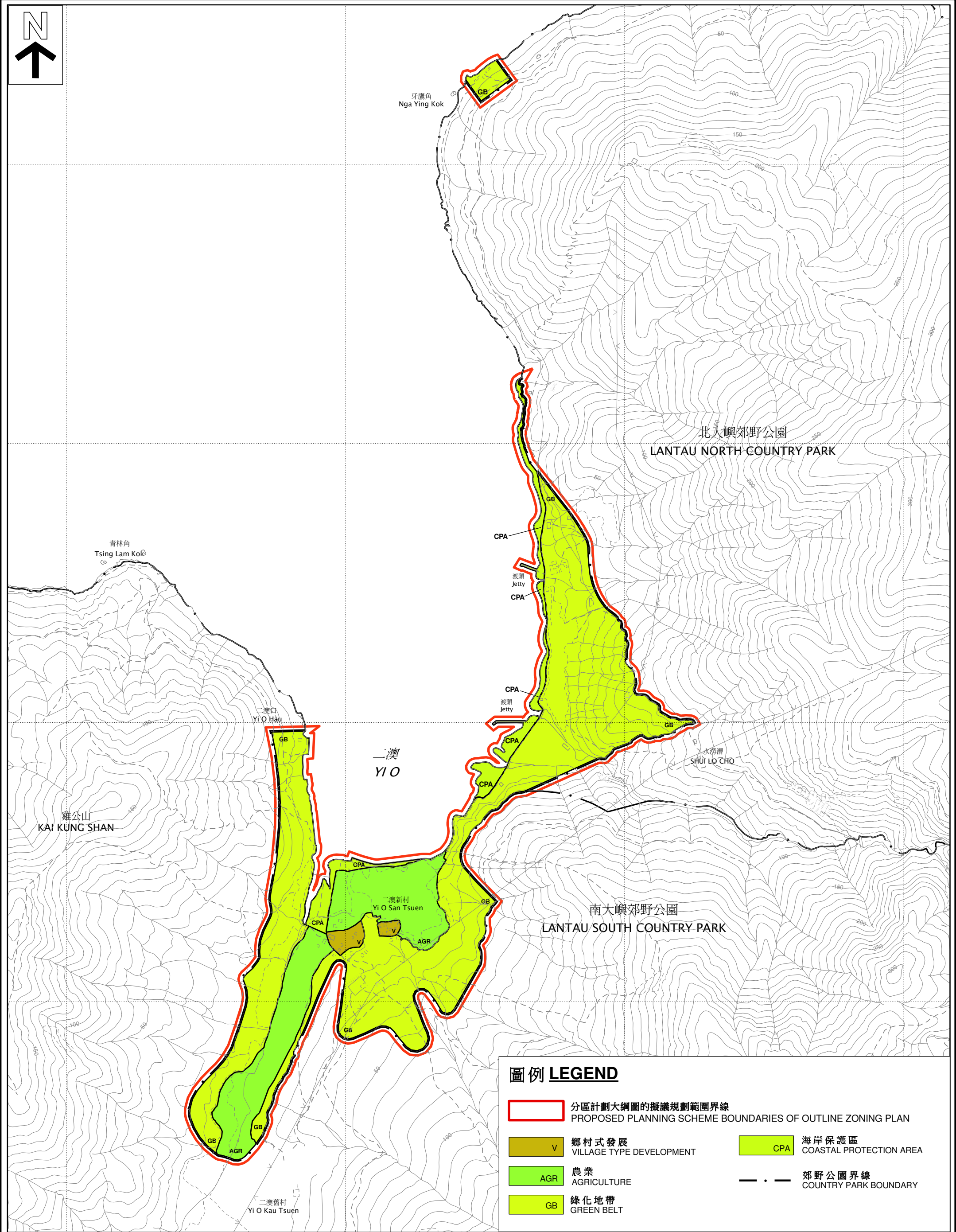
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖 PLAN  
6





**圖例** **LEGEND**

分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN

V

鄉村式發展  
VILLAGE TYPE DEVELOPMENT

AGR

農業  
AGRICULTURE

GB

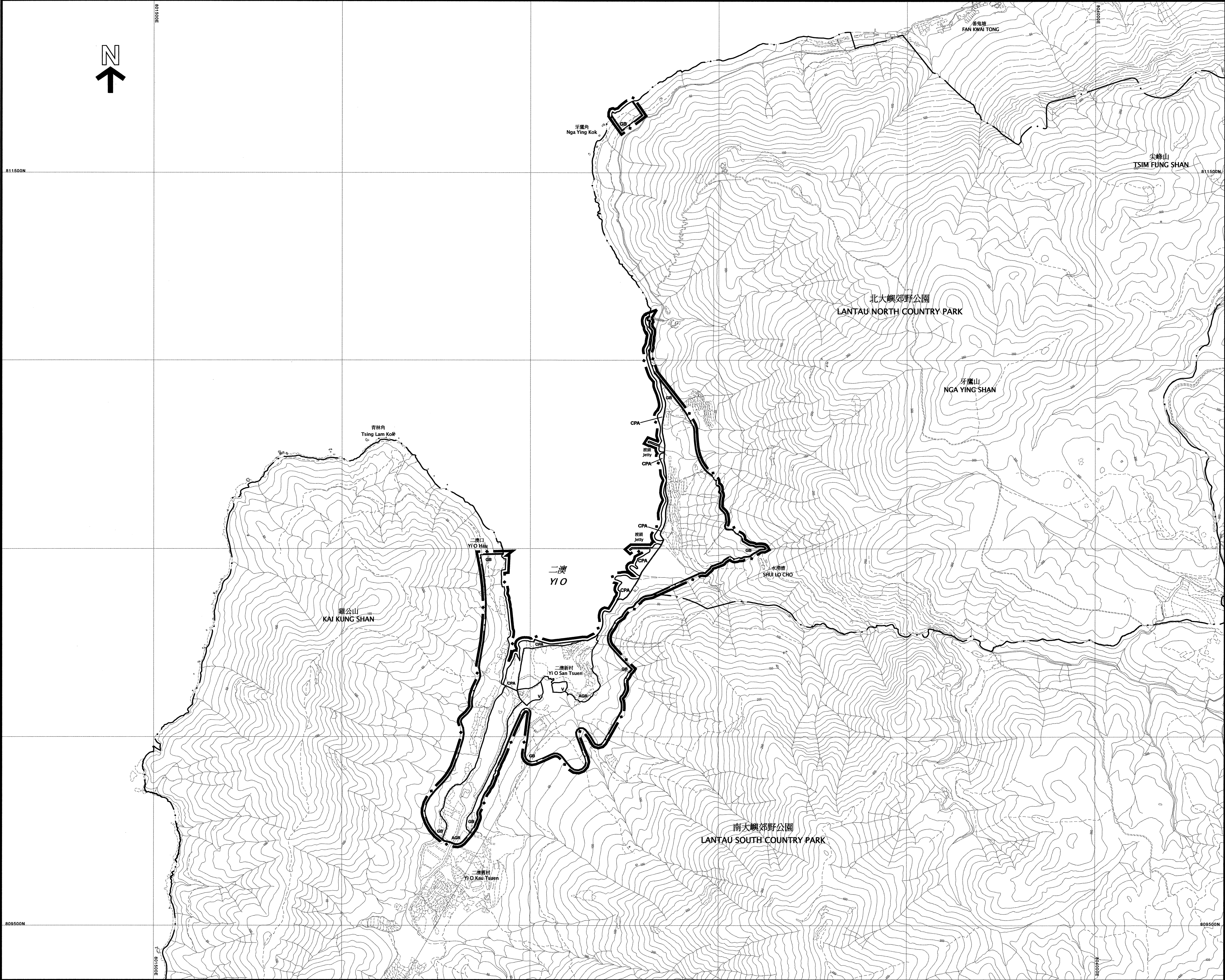
綠化地帶  
GREEN BELT

CPA

海岸保護區  
COASTAL PROTECTION AREA

郊野公園界線  
COUNTRY PARK BOUNDARY





圖例  
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
AGRICULTURE	AGR	農業
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	— • —	郊野公園界線

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

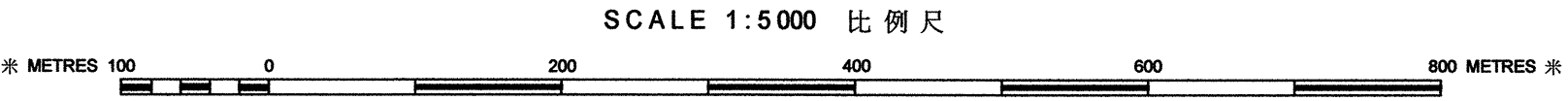
USES	大約面積及百分率 APPROXIMATE AREA & %			用途
	公頃 HECTARES	%	百分率	
VILLAGE TYPE DEVELOPMENT	0.34	1.46		鄉村式發展
AGRICULTURE	4.84	20.74		農業
GREEN BELT	16.78	71.89		綠化地帶
COASTAL PROTECTION AREA	1.38	5.91		海岸保護區
TOTAL PLANNING SCHEME AREA	23.34	100.00		規劃範圍總面積

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

按照城市規劃條例第 5 條展示的  
草圖  
DRAFT PLAN EXHIBITED UNDER SECTION 5 OF THE TOWN  
PLANNING ORDINANCE ON

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

香港城市規劃委員會依據城市規劃條例擬備的二澳分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
YI 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/I-YO/B

**DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B**

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

**NOTES**

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) 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) Road junctions, 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 “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, cycle track, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; 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)
  - (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 (10)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in area 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.
- (11) 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.
- (12) 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 YI O OUTLINE ZONING PLAN NO. S/I-YO/B**

**Schedule of Uses**

	<b><u>Page</u></b>
VILLAGE TYPE DEVELOPMENT	1
AGRICULTURE	3
GREEN BELT	5
COASTAL PROTECTION AREA	7



VILLAGE TYPE DEVELOPMENT

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

In addition, the following uses are always  
permitted on the ground floor of a New  
Territories Exempted House:

Eating Place  
Library  
School  
Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to 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 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.



AGRICULTURE

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/>	
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

AGRICULTURE (Cont'd)

Remarks

Any diversion of stream or filling 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. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

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>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>Pier</p> <p>Place of Recreation, Sports or Culture</p> <p>Public Utility Installation</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <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

This zone is primarily intended for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

Any diversion of stream, filling of land 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) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

Planning Intention

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.

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.

(Please see next page)

COASTAL PROTECTION AREA (Cont'd)

- (b) Any diversion of stream, filling of land 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 or repair 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.

**DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B**

**EXPLANATORY STATEMENT**

**DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B**

**EXPLANATORY STATEMENT**

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5. THE PLANNING SCHEME AREA	2
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9. LAND-USE ZONINGS	
9.1 Village Type Development	5
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10. COMMUNICATIONS	8
11. UTILITY SERVICES	8
12. CULTURAL HERITAGE	8
13. IMPLEMENTATION	9
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## **DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/B**

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

### **EXPLANATORY STATEMENT**

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

#### **1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings for the plan.

#### **2. AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 8 November 2012, under the power delegated by the Chief Executive (CE), the Secretary for Development directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating Yi O and Nga Ying Kok as a development permission area (DPA).
- 2.2 On 23 November 2012, the draft Yi O DPA Plan No. DPA/I-YO/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, a total of 144 representations were received. When the representations were published, one comment was received. After giving consideration to the representations and comment on 10 May 2013, the Board noted the supportive views of the representations and decided not to uphold the adverse representations.
- 2.3 On 8 October 2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Yi O DPA Plan, which was subsequently renumbered as DPA/I-YO/2. On 18 October 2013, the approved Yi O DPA Plan No. DPA/I-YO/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 7 May 2015, under the power delegated by the CE, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Yi O area.
- 2.5 On XX XX 2015, the draft Yi O OZP No. S/I-YO/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

### **3. OBJECT OF THE PLAN**

- 3.1 The object of the Plan is to indicate the broad land use zonings for the area of Yi O so that development and redevelopment within the area of Yi 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, the road alignments and boundaries between the land use zones may be subject to minor alterations as detailed planning and development proceed.

### **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 covers Yi O and a site at Nga Ying Kok with a total area of about 23.34 ha. The Yi O area (about 23.05 ha), surrounded by the Lantau North and Lantau South Country Parks on three sides, with the remaining side fronting to Yi O Bay, is one of the sea bays along the north-western coast of Lantau Island. The site at Nga Ying Kok (about 0.29 ha), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees.
- 5.2 The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. The coastal area contains rocky shore, mangrove and various types of coastal plants. It is rural in character and is a popular hiking area with scenic views, accessible either by the Lantau Trail, or by boat via local jetties during high tide, from Tai O or Fan Lau.
- 5.3 The Area consists of a variety of habitats including woodlands, grasslands, shrub lands, wetlands and streams. Denser vegetation can be found in the valley. In addition, a mature mangrove stand can be found at the mudflat at the bay area to the north of Yi O Village outside the Area. Romer's Tree Frog (*Liuixalus romeri*

盧氏小樹蛙), an endangered species that is widespread in Lantau Island, has been recorded near a stream east of Yi O. Romer's Tree Frog has also been sporadically recorded in the wooded areas near the agricultural fields in the south of the Area. The woodlands in the Area provide habitats for this species. Rice Fish (*Oryzias curvinotes* 弓背青鱗) of conservation concern has also been found in the stream west of Yi O. Although the Area is not exceptional in terms of biodiversity or ecological importance, the wooded areas on the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species in the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found in the Area and protected wild orchids are recorded near a stream east of Yi O.

- 5.4 The Yi O Village (also known as Yi O San Tsuen), a recognized village in the Area, is largely abandoned. It is located in the middle of the Area and is traversed by the north-south running Lantau Trail. Ruined and abandoned village houses are scattered and some of them are not easily accessible. An abandoned village school, namely Yi O Village School, is located to the southwest of a vegetated hillslope at Yi O Village.

## **6. POPULATION**

Based on the population data of the 2011 Census, there is no population in the Area. It is estimated that the planned population of the Area would be about 96.

## **7. OPPORTUNITIES AND CONSTRAINTS**

### **7.1 Opportunities**

#### **7.1.1 Conservation Potential**

Surrounded by the Lantau North and Lantau South Country Parks on three sides, the Area is rural in character comprising abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. In addition, the woodland areas at the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. The woodlands and streams in the Area are worthy of protection as they provide habitats which support the fauna and flora species of conservation importance. The scale of development in the Area should be compatible with the natural environment and rural setting.

#### **7.1.2 Agriculture Potential**

Active agricultural activities are being undertaken near Yi O Village and to the north of Yi O Kau Tsuen. In addition, agricultural land with occasional cultivation mainly locates along the trail leading to Yi O Kau Tsuen. The Area has good potential for agricultural use.

## 7.2 Constraints

### 7.2.1 Ecological Significance

The Area is well vegetated and ecologically linked with the adjacent Lantau North and Lantau South Country Parks. There are records of fauna and flora species of conservation importance such as Romer's Tree Frog (盧氏小樹蛙), Rice Fish (弓背青鱗), *Aquilaria sinensis* (土沉香) and wild orchids. Any proposed developments that may have adverse impact on the important species and habitats should be carefully considered.

### 7.2.2 Landscape Character

According to the "Landscape Value Mapping of Hong Kong" (LVM), the area of Yi O comprises mainly broad valley, rural coastal, estuarine and bay landscapes of high landscape and scenic value. The overall landscape character of the Area is remote and tranquil, with open vistas facing towards the sea. Various types of landscape such as woodlands on steep rolling slopes with streams, low-lying fallow agricultural land, mudflats, rocky shores and mangroves in the estuarine area at the mouths of the eastern and southern valley are observed.

### 7.2.3 Cultural Heritage

Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) should be made, if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs.

### 7.2.4 Utility Services

There are no drainage systems and potable water supply in the Area nor committed/planned drainage and water supply projects for the Area. Any increase in population, number of visitors to the Area or further development would require additional facilities. For any development or redevelopment, the project proponent should address how sewage and/or other wastewater, if any, produced could be collected, treated and discharged. Should septic tank and soakaway systems be proposed, it shall comply with relevant standards and regulations, such as Environmental Protection Department's Professional Persons Environmental Consultative Committee Practice Notes (ProPECC) 5/93.

### 7.2.5 Geotechnical Constraint

The Area, especially those parts located near the OZP boundary adjoining the Lantau North and Lantau South Country Parks, is located below steep natural terrain and may be affected by potential natural terrain landslide

hazards. For development within the 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.

#### 7.2.6 Accessibility

One of the development constraints in the Area is the limited accessibility. The Area is not served by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south and other local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide.

### 8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural character and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks and to make provision for future Small House development for the indigenous villagers of the Area.
- 8.2 In designation of various land use zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau north and Lantau South Country Parks and natural streams. Active and fallow agricultural land is retained in view of the good potential for agricultural use.

### 9. LAND-USE ZONINGS

- 9.1 “Village Type Development” (“V”) : Total Area 0.34 ha
  - 9.1.1 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 infrastructure 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 Yi O Village (also known as Yi O San Tsuen) is the only recognized village within the Area and is largely abandoned. The boundaries of “V” zone are drawn up around existing clusters having regard to existing

building structures, 'village environs', approved Small House applications, outstanding Small House application, building lots, local topography, site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible.

- 9.1.3 Except for those specified, 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 the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.1.4 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 proposal will be considered on its individual planning merits.
- 9.1.5 In accordance with the Environmental, Transport and Works Bureau's Technical Circular (Works) No. 5/2005, under the current administrative practice, for 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 Director of Agriculture, Fisheries and Conservation (DAFC) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, the Lands Department (LandsD), when processing Small House grant and application in close proximity to existing stream courses should consult concerned departments including the Environmental Protection Department (EPD), the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department to ensure that all relevant departments would have adequate opportunity to review and comment on the application.
- 9.1.6 There is no existing sewer or planned public sewer for the Area. For NTEH/Small House redevelopment, the design and construction of sewage disposal facilities need to comply with relevant standards and regulations, such as the EPD's ProPECC PN 5/93, for protection of the water quality of the Area.

9.2.□ "Agriculture" ("AGR"): Total Area 4.84 ha

- 9.2.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.2.2 Active agricultural activities are found around Yi O Village and to the north of Yi O Kau Tsuen. In addition, some abandoned agricultural land, grassland and wetland plant are found along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary. The abandoned

agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes and is worthy of preservation for agricultural point of view.

- 9.2.3 As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities. However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

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

- 9.3.1 The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.3.2 This zone covers the natural vegetated areas which consist of streamcourses and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South Country Parks are within this zone.
- 9.4.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.4 “Coastal Protection Area” (“CPA”): Total Area 1.38ha

- 9.4.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform 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 This zone covers the coastal areas along the eastern side of Yi O Bay and the estuary of Yi O stream to the Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal plants.

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 draft DPA Plan.

9.4.4 Works relating to diversion of streams, filling of land 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. COMMUNICATIONS**

10.1 Yi O and Nga Ying Kok are not served by any vehicular access and only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south. There are local trails to Man Cheung Po which connects to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide. The Lantau Trail which partially lies within the Area is a popular hiking trail.

10.2 Any proposal to widen the footpath or access road to an Emergency Vehicular Access within country park areas would require consent of the Country and Marine Parks Authority. Consultation with the Country and Marine Parks Board or its committee would be required.

## **11. UTILITY SERVICES**

There is limited fixed line telephone network coverage in the Area. There is no potable water supply within the Area. There are also no existing or planned drainage and sewerage systems in the Area.

## **12. CULTURAL HERITAGE**

12.1 Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway are located within the Area and worthy of preservation. Prior consultation with the AMO of the LCSD is required if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs.

12.2 If disturbance of these sites of archaeological interest is unavoidable, the project proponent shall engage a professional archaeologist to conduct a detailed Archaeological Impact Assessment (AIA) to evaluate the archaeological impact imposed by the proposed works. If necessary, the archaeologist shall apply for a licence from the Antiquities Authority under the Antiquities and Monuments



Ordinance (Cap. 53) for an archaeological investigation and propose appropriate mitigation measures to the satisfaction of AMO.

### **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 improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Rural Public Works Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives 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 impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 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, the Technical Services Division and relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

- 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 or after 23 November 2012 on land included in a plan of the Yi O DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land or excavation of land within land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

**TOWN PLANNING BOARD  
AUGUST 2015**



# PLANNING REPORT ON YI O





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## **1. INTRODUCTION**

### **1.1 Purpose of the Planning Report**

1.1.1 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 Yi O and a site at Nga Ying Kok (the Area). It also aims at providing a basis for the preparation of an Outline Zoning Plan (OZP) and the formulation of a planning framework for the future development of the Area.

### **1.2 Background**

1.2.1 The Area is located at the western part of Lantau Island to the southwest of Tai O, and surrounded by the Lantau North and Lantau South Country Parks on three sides, with the remaining side fronting to Yi O Bay (**Figure 1**). It is one of the sea bays along the north-western coast of Lantau Island. The site at Nga Ying Kok, located to the north of Yi O, is enclosed by the Lantau North

Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees. The Area contains abandoned village houses, woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. The coastal area contains rocky shore, mangrove and various types of coastal plants. It is rural in character and a popular hiking area with scenic views, accessible either by the Lantau Trail, or by boat via local jetties during high tide, from Tai O or Fan Lau.

1.2.2 Active agricultural activities are found near Yi O Village (also known as Yi O San Tsuen) and to the north of Yi O Kau Tsuen, while some abandoned farmland can be found to the west of Yi O Village, the mouth of Yi O Valley and its estuary. Yi O Village is the only recognized village in the Area.

1.2.3 The Area is a Country Park enclave. It is rural and natural in character comprising mainly

woodlands, grasslands, wetlands, mangroves, streams, farmland and fallow agricultural land. To prevent any haphazard and uncontrolled development that may adversely affect the rural and natural character of the Area, it is necessary to prepare a Development Permission Area (DPA) Plan to cover the Area to provide interim planning guidance control for future development pending preparation of an OZP and to enable enforcement actions to be taken against any unauthorized developments and undesirable change of use to safeguard the Area's natural and rural character with high conservation value.

- 1.2.4 The draft Yi O DPA Plan No. DPA/I-YO/1 was exhibited for public inspection on 23.11.2012. During the plan exhibition period, 144 representations were received. When the representations were published, 1 comment was received. After giving consideration to the representations and comment on 10.5.2013, the Board noted the supportive views of the representations and decided not to uphold the adverse representations.

- 1.2.5 On 8.10.2013, the Chief Executive in Council (CE in C) approved the draft Yi O DPA Plan, which was subsequently renumbered as DPA/I-YO/2 (**Figure 2**). On 18.10.2013, the approved Yi O DPA Plan No. DPA/I-YO/2 was exhibited for public inspection under section 9(5) of the Town Planning Ordinance (the Ordinance).

- 1.2.6 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 23.11.2015. On 7.5.2015, under the power delegated by the Chief Executive (CE), the Secretary for Development 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**

- 2.1.1 The Area covers an area of about 23.34 ha of land. It is located to the southwest of Tai O on Lantau

Island and surrounded by the Lantau North and Lantau South Country Parks. It comprises Yi O and a site at Nga Ying Kok. Fronting onto the bay of Yi O, Yi O (about 23.05 ha) comprises a stretch of coastal slopes covered by natural vegetation at the toe of mountain ranges and hills extending from the country parks. It is a country park enclave. The site at Nga Ying Kok (about 0.29 hectares), located to the north of Yi O, is enclosed by the Lantau North Country Park on the east, south and west and fronting the sea to the north. A structure is found near the coast of Nga Ying Kok. Area at the rear of Nga Ying Kok has been partly cleared and partly grown with fruit trees. The location of the Area is shown in **Figure 1**.

- 2.1.2 The Area is not served by any vehicular access and is only accessible by walking trails, including Section 7 of Lantau Trail which is connected with Tai O to the north and Fan Lau to the south. There are local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local

jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide. The Lantau Trail which partially lies within the Area is a popular hiking trail.

## 2.2 Natural Features

### Physical Setting and Topography

- 2.2.1 An aerial view of the Area is shown in **Figure 3**. Fronting onto a sea bay to the north, the Area comprises a stretch of coastal slopes covered by natural vegetation at the toe of mountain ranges and hills extending from the country parks. Valley and steep hill slopes are easily identified in the Area. Most of the flatland is agricultural land, part of which is under active cultivation for rice and beetroots, and partly abandoned. Hilly steep slopes are located on three sides. Limited by the physical constraints, human activities are mainly found within the flatland of the valley.
- 2.2.2 There are a few abandoned dilapidated houses, an abandoned school and ruins near Yi O Village.



### Natural Habitats (**Figure 4a**)

2.2.3 The Area forms part of the wider natural environment of the Lantau North and South Country Parks. It consists of a variety of habitats including farmland, streams, woodlands, grasslands, wetlands and mangroves, as well as abandoned houses/ruins. Details of the natural habitats are listed below.

#### *Farmland*

- (a) Part of the site at Nga Ying Kok is a farmland where some fruit trees such as *Citrus maxima* (柚), *Musa sp.* (蕉) and *Dimocarpus longan* (龍眼) are found (**Photos 1-3 in Figure 4b**).
- (b) The flatland at Yi O is mainly occupied by agricultural land, which has been abandoned for years. Since 2012, the Yi O Agricultural Cooperation Ltd. (二澳農作社) has initiated agricultural rehabilitation activities in the Area, mainly concentrating on the farmland fronting

Yi O Village (**Photo 4 in Figure 4c**) and to the north of Yi O Kau Tsuen (**Photo 6 in Figure 4c**). These agricultural activities are supported by some man-made ponds and the stream adjacent to the footpath between Yi O village and Yi O Kau Tsuen.

- (c) Abandoned agricultural land covered with grass and wetland plants (such as *Phragmites australis* (蘆葦)) is found to the west of the footpath from Yi O Kau Tsuen to the estuary of the river valley (**Photo 5 in Figure 4c**).

#### *Streams*

The streams in the Area sustain various types of vegetation including hillside secondary woodland, grassland, fresh water marshes within fallow agricultural land, mangroves and coastal plants in the estuary. Wild orchids (野生蘭花), *Hibiscus tiliaceus* (黃槿), *Heritiera littoralis* (銀葉樹), *Cleistocalyx nervosum* (水翁), *Pandanus tectorius* (露兜樹) and *Celtis sinensis* (朴樹) are found. In addition, an endangered species

Romer's Tree Frog (*Liuixalus romeri*) (盧氏小樹蛙) that is widespread on Lantau has been recorded near a stream to the east of Yi O. Rice Fish (*Oryzias curvinotus*) (弓背青鱗) of conservation concern has also been found.

(a) Stream at Shui Lo Cho (**Photos 7-8 in Figure 4c**): A stream crosses the valley of the eastern part of the Area from Nga Ying Shan and connects to a water reservoir<sup>1</sup> at Shui Lo Cho outside the Area. Heavy woodland vegetation with mature trees is found along the stream.

(b) Stream at Yi O Kau Tsuen to Yi O Hau (**Photos 9-11 in Figure 4c**): The extensive river branches feed into the surrounding low-lying active and fallow agricultural land with freshwater, creating a vast natural marsh along the Lantau Trail from Yi O Kau Tsuen to Yi O Hau and supports a large area of mangroves at the coastal estuary.

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<sup>1</sup> The water in the reservoir at Shui Lo Cho will be transferred to Tai O water treatment works for treatment.

#### Woodlands (**Figure 4a**)

(a) Though the subject Area is not exceptional in terms of biodiversity or ecological importance, the woodland areas at the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species of the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found at Yi O.

(b) A large piece of fallow agricultural land in the east of the Area has been colonized and formed a secondary woodland (**Photo 12 in Figure 4c**) with dense vegetation such as *Uvaria grandiflora* (大花紫玉盤), *Garcinia oblongifolia* (黃牙果) and *Ardisia quinqueгона* (羅傘樹), characteristic of secondary forest. Several shallow but extensive natural streams run through the secondary woodland under the dense canopy.

Trees of 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.

- (c) Hillside woodland at the two sides of the valley are largely undisturbed at the upper part and some disturbance is found at the interface of the agricultural land, particularly near the footpath. Some common native tree species, *Celtis sinensis* (朴樹), *Dimocarpus longan* (龍眼), *Cleistocalyx nervosum* (水翁), *Aporosa dioica* (銀柴) are found along the trail of the valley.

- (d) some large mature trees in good health and form, such as *Sterculia lanceolata* (假蘋婆), *Litchi chinensis* (荔枝) and *Schefflera heptaphylla* (鴨腳木) are found nearby the abandoned village houses and ruins at the wooded hillslopes.

#### *Coastal Areas*

- (a) The coastal area located at the east of Yi O Bay (**Photo 12 in Figure 4c**) is largely undisturbed. Rocky streams from Man Cheung Po and the associated estuary are of high landscape sensitivity and high scenic value. Rocky outcrops are found at this area. Mudflat, rocky shore, mangrove and coastal plants are predominant in the west of the coastal footpath. Dense vegetation including medium-sized trees of *Hibiscus tiliaceus* (黃槿) are generally found at the estuary.
- (b) The coastal area of Yi O Village lies near the mouth of the valley (**Photos 9-11 in Figure 4c**). Various types of mangroves and coastal plants such as *Bruguiera gymnorhiza* (木欖), *Kandelia obovata* (水筆仔), *Caesalpinia bonduc* (刺果蘇木), *Acanthus ilicifolius* (老鼠簕), *Clerodendrum inerme* (苦郎樹), *Thespesia populnea* (恆春黃槿), *Hibiscus tiliaceus* (黃槿) extend from the estuary of Yi O stream to Yi O Bay. The mangroves are

largely outside the Area.

## 2.3 Historical Development

2.3.1 There is one recognized village, namely Yi O Village (also known as Yi O San Tsuen), in the Area. It is located in the middle of the Area and traversed by the north-south running Lantau Trail and largely abandoned. Ruined and abandoned village houses are scattered and some of them are not easily accessible (**Photos 16-17 in Figure 5b**). Some village houses next to the farmland at Yi O Village are now occupied by the Yi O Agricultural Cooperation Ltd. for their agricultural rehabilitation activities (**Photo 15 in Figure 5b**). An abandoned village school, namely Yi O Village School, is located at the upper slope to the southwest of Yi O Village (**Photo 18 in Figure 5b**).

2.3.2 There is no graded historic building in the Area. However, sites of archaeological interest including Yi O Site of Archaeological Interest (**Figure 5a**) and Yi O – Fan Lau Boulder

Trackway (**Photo 14 in Figure 5b**) are located within the Area.

## 2.4 Population and Employment

According to the 2011 Census, there is no population in the Area. Some farming activities can be found near Yi O Village and Yi O Kau Tsuen operated by the Yi O Agricultural Cooperation Ltd. (**Photos 4 and 6 in Figure 4c**).

## 2.5 Existing Land Uses

2.5.1 The major existing land uses shown in **Figure 5a** include the following:

### Village Type Development

2.5.2 Yi O Village (also known as Yi O San Tsuen) is the recognized village (**Photos 16-17 in Figure 5b**) in the Area, it is now largely abandoned, except that some village houses next to the farmland are used by the Yi O Agricultural Cooperation Ltd (**Photo 15 in Figure 5b**). The

‘village environ’ (‘VE’) of Yi O Village, covering an area of about 4.03ha, is shown in **Figure 6**. The village is located in the middle of the Area and traversed by the north-south running Lantau Trail. Ruined and abandoned village houses are scattered and some of them are not easily accessible. An abandoned village school, namely Yi O Village School, is located at the upper slope to the southwest of Yi O Village. According to the information provided by the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), there are 6 approved Small House applications and no outstanding Small House applications within the Area. According to the information provided by the Indigenous Inhabitant Representatives (IIR) as at January 2015, the Small House demand in the next 10 years is 130.

#### Agricultural Land

- 2.5.3 There are about 3.76 ha agricultural land in the Area (**Photos 4-6 in Figure 4c**). Some agricultural land (about 1.96 ha) is abandoned and

covered by vegetation. However, there are active agricultural activities (about 1.8 ha) being undertaken by the Yi O Agricultural Cooperation Ltd. (二澳農作社) at Yi O Village and to the north of Yi O Kau Tsuen. In addition, part of the site at Nga Ying Kok is a farmland where some agricultural activities are found (**Photos 1-3 in Figure 4b**).

#### Government, Institution or Community (GIC) Facilities

- 2.5.4 A temple (海神古廟) (**Photo 19 in Figure 5b**) is located near the jetty adjacent to the track leading to Yi O. An abandoned village school, namely Yi O Village School (**Photo 18 in Figure 5b**), is located to the southwest of a vegetated hillslope at Yi O Village.

## 2.6 Land Ownership (Figure 6)

Majority of land in the Area (about 70.5%, 16.45 ha) is government land. The remaining 29.5% (6.89 ha) is private land comprising mainly agricultural lots and

some building/non-industrial lots including New Territories Exempted Houses (NTEHs) at Yi O Village. There are some sites with licenses issued by LandsD for different uses including accommodation, kitchen, cultivation, store, pigsty and duck shed. The structures are largely abandoned or ruined. The site at Nga Ying Kok is government land.

## **2.7 Transportation and Access**

The Area is not served by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south. There are local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from Tai O and Fan Lau during high tide. The Lantau Trail which partially lies within the Area is a popular hiking trail. A section of the Trail near Yi O Kau Tsuen (outside the Area) is currently overgrown with vegetation and lacks maintenance due to some private land issue.

## **2.8 Infrastructure and Utility Services**

There are no sewerage and drainage systems, and potable water supply in the Area.

# **3. PLANNING ANALYSIS**

## **3.1 Planning Context**

3.1.1 The Area, located at the northwest of the Lantau Island, is a country park enclave and is part of the wider natural system of the Lantau countryside. The Area is rural and natural in character comprising woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land with limited accessibility as there is no vehicular access. Due to the ecological and landscape value of the Area, the planning framework for the Area should fundamentally be the preservation of the natural environment and rural setting.

- 3.1.2 According to the Revised Concept Plan for Lantau promulgated in 2007 (**Figure 7**), the Yi O area falls within the Landscape Protection Area in the north-western Lantau with natural landscape setting. New developments should not compromise the existing landscape setting or local environment, and landscaping should be carried out to mitigate the effect of any new development.

### 3.2 Environment and Conservation Consideration

- 3.2.1 The Area is encircled by Lantau North and Lantau South Country Parks. With the scenic setting, the Area is rural in character mainly consisting of abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. Protected flora and fauna species of conservation concern have been recorded in the Area and its vicinity.
- 3.2.2 Most of the fauna recorded in the Area are mostly common and widespread species. Romer's Tree Frog (盧氏小樹蛙), an endangered species that is

widespread on Lantau, has been recorded near a stream east of Yi O. Romer's Tree Frog has also been sporadically recorded in the wooded areas near the agricultural fields on the south of Yi O. The woodlands and streams in the Area provide habitats for this species. Rice Fish (弓背青鱗) of conservation concern has also been found in the stream west of Yi O.

- 3.2.3 The woodland areas at the foothill form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. Floral species in the Area are mostly common and widespread. A protected species *Aquilaria sinensis* (土沉香) can be found at Yi O and protected wild orchids are recorded near a stream east of Yi O.

### 3.3 Development Constraints (Figure 8)

#### Ecological Significance

- 3.3.1 The Area is well vegetated and

ecologically-linked with the adjacent Lantau North and Lantau South Country Parks. There are records of fauna and flora species of conservation importance such as Romer's Tree Frog (盧氏小樹蛙), Rice Fish (弓背青鱗), *Aquilaria sinensis* (土沉香) and wild orchids as described in paragraph 2.2.3 above. Any proposed developments that may have adverse impact on the important species and habitats should be carefully considered.

#### Landscape Character

- 3.3.2 According to the "Landscape Value Mapping of Hong Kong" (LVM), the area of Yi O comprises mainly broad valley, rural coastal, estuarine and bay landscapes of high landscape and scenic value. The overall landscape character of the Area is remote and tranquil, with open vistas facing towards the sea. Various types of landscape such as woodlands on steep rolling slopes with streams, low-lying fallow agricultural land, mudflats, rocky shores and mangroves in the estuarine area at the mouths of the eastern and southern valley are observed.

#### Cultural Heritage

- 3.3.3 Sites of archaeological interest including Yi O Site of Archaeological Interest and Yi O – Fan Lau Boulder Trackway are worthy of preservation. Prior consultation with the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department should be made, if any development, redevelopment or rezoning proposal might affect the above sites of archaeological interest and their immediate environs.

#### Utility Services

- 3.3.4 There are no drainage systems and potable water supply in the Area nor committed/planned drainage and water supply projects for the Area. Any increase in population, number of visitors to the Area or further development would require additional facilities. For any development or redevelopment, the project proponent should address how sewerage and/or other wastewater, if any, produced could be collected, treated and



discharged. Should septic tank and soakaway systems be proposed, it shall comply with relevant standards and regulations, such as Environmental Protection Department's Professional Persons Environmental Consultative Committee Practice Notes (ProPECC) 5/93.

#### Geotechnical

- 3.3.5 The Area, especially those parts located near the boundary adjoining the Lantau North and Lantau South Country Parks, is located below steep natural terrain and may be affected by potential natural terrain landslide hazards. For development within the 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.

#### Accessibility

- 3.3.6 One of the development constraints in the Area is the limited accessibility. The Area is not served

by any vehicular access and is only accessible by walking trails, including the Lantau Trail which is connected with Tai O to the north and Fan Lau to the south and other local trails to Man Cheung Po which connect to Keung Shan Country Trail leading from Keung Shan at Tai O Road. With local jetties, Yi O is accessible by boat from nearby Tai O and Fan Lau during high tide.

### 3.4 Development Opportunities

#### Conservation Potential

- 3.4.1 Surrounded by the Lantau North and Lantau South Country Parks on three sides, the Area is rural in character comprising abandoned village houses, woodlands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. In addition, the woodland areas at the hillslopes form a continuous stretch of well-established vegetation with those located at the adjacent Lantau North and South Country Parks, which provide foraging and nursery grounds for animals. The woodland and streams

in the Area are worthy of protection as they provide habitats which support the fauna and flora species of conservation importance. The scale of development in the Area should be compatible with the natural environment and rural setting.

#### Agriculture Potential

- 3.4.2 Active agricultural activities are being undertaken by the Yi O Agricultural Cooperation Ltd. near Yi O Village and to the north of Yi O Kau Tsuen. In addition, agricultural land with occasional cultivation mainly locates along the track leading to Yi O Kau Tsuen. During consideration of the representation to the DPA Plan, the farm had expressed their plan to increase their farming scale in future, depending on the available resources. The Area has good potential for agricultural use.

### 3.5 Development Pressure

- 3.5.1 The replacement OZP will reflect, amongst others, the existing recognized village and areas

considered suitable for village expansion. In the exhibition period of the DPA Plan, the Tai O Rural Committee (TORC) expressed their concerns on the provision of sufficient land for Small House development and requested that 'VE' of Yi O should be respected in the Plan. Besides, TORC also stated that the villagers' intention and plan to rehabilitate agricultural activities in Yi O should be reflected in the planning intention of the Plan; and compensation should be provided if private lots were used for conservation purposes.

- 3.5.2 On the other hand, environmental concern groups proposed that the Area should be covered by conservation zonings so as to protect the environment while supporting genuine agricultural activities. The zonings should not only reflect the conditions and characters of the Area but also facilitate the restoration of the natural habitats.

- 3.5.3 The recognized village within the Area is Yi O Village which is currently uninhabited and most

of the village houses have become ruins. However, noting the requests and concerns of the TORC and the environmental concern groups, the Small House demands of the Yi O Village have been further assessed. As advised by DLO/Is, LandsD, there are 6 approved Small House applications and no outstanding Small House applications within the Area. According to the information provided by the IIR as at January 2015, the 10-year forecast of Small House demand for Yi O Village is 130.

- 3.5.4 Tree felling, vegetation clearance and excavation activities were detected in the central part of Yi O in 2012 when the agricultural rehabilitation activities started in the Area. Some site formation works had been done between the existing footpath and agricultural land at Yi O Kau Tsuen. Moreover, by comparing the aerial photos of 2011, 2012, 2013 and 2014, on-going disturbance on the government land in Nga Ying Kok has been undertaken since 2012 (**Photos 1-3 in Figure 4b**).

### **3.6 Views Received in the Course of Preparation of the Plan**

- 3.6.1 In the course of preparation of the Plan, the following views have been received:

- (a) Representatives from the Kadoories Farm and Botanic Garden Corporation (KFBG), World Wide Fund For Nature Hong Kong Hong Kong Bird Watching Society and other green groups held a meeting with Planning Department (PlanD) on 16.6.2015 to express their views on the conservation of environment including the natural stream course to the west of Yi O Village and the lower course of Shui Lo Cho, the area adjoining Country Park and the mangrove at Yi O Bay. They suggested a 20m to 30m buffer to protect the mangrove at Yi O Bay. Conservation zoning (such as “Conservation Area” (“CA”)) is also suggested along the stream courses and the area adjoining country parks.

- (b) A meeting between TORC and PlanD was held on 2.7.2015 to solicit the former's views on the preparation of the draft OZP. Whilst TORC considered the IIR of Yi O Village should be consulted, TORC expressed their concerns on the private development right and the right of indigenous villagers.
- (c) A meeting between IIR of Yi O Village and PlanD was held on 15.7.2015. At the meeting, the IIR of Yi O requested the Board to respect local views on the preparation of the draft OZP. He suggested that the planning scheme area should be extended to Nam Chung Tsuen and include the country park areas to allow comprehensive planning for Yi O and the surrounding area. He also requested that infrastructural facilities including pier, road, water supply and sewerage facilities should be provided by the Government and indicated on the OZP. As there is plan to revitalize the area, the boundary of the "V" zone should follow the 'VE' of Yi O Village to meet future Small

House demand.

- 3.6.2 For the proposed "CA" zone along the stream courses and the area adjoining country parks as suggested by the Green Groups, it is considered that the proposed "GB" zone on the draft OZP would be more appropriate in view of the current habitat conditions and record of flora and fauna species in the areas concerned. As regards the suggestion of buffer area from the mangrove area at Yi O Bay outside the planning scheme boundary, it is considered that the planning intention of "Coastal Protection Area" ("CPA") zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a general presumption against development. Coastal plants can be found in the "CPA" zone on the draft OZP. The boundary of the proposed "CPA" zone coincides with the coastline and with reference to the topographic features and site conditions, including rocky shore, footpath and natural vegetated slopes along the inland side.

- 3.6.3 As regards TORC concerns on private development right and the right of indigenous villagers, since the planning controls imposed by the OZP would not involve any formal expropriation of property, nor would they leave the land concerned without any meaningful alternative use. As such, they would not constitute “deprivation of property”. Notwithstanding the above, planning application provides another measure to allow change of land use subject to the Board’s approval.
- 3.6.4 As for the IIR’s suggestion on the extension of planning scheme area to Nam Chung Tsuen, it should be noted that the area to the north of the Planning Scheme Area is covered by the Lantau North Country Park and the area at Nam Chung Tsuen is already covered by the Tai O Fringe OZP. Regarding the provision of infrastructural facilities, relevant departments including EPD, DSD, WSD, TD and DO(Is) have been consulted. WSD advises that there is no potable water supply within the Area. EPD and DSD advise that there is no existing and planned drainage and sewerage

system in the Area. Since the appropriateness to provide infrastructure and utility facilities in the Area requires detailed consideration and assessments by relevant government departments, the request will be relayed to concerned departments for consideration. As for the boundary of “V” zone, the relevant considerations in drawing up the “V” zone are provided in paragraph 4.4.2 below.

#### **4. PLANNING PROPOSALS**

##### **4.1 The Outline Zoning Plan**

The draft Yi O OZP 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 Yi O DPA Plan No. DPA/I-YO/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 18.10.2013. Uses and developments 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 intention 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 value and ecological value in safeguarding the natural habitats 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 woodlands, shrublands, grasslands, wetlands, mangroves, streams, active farmland and fallow agricultural land. The woodlands and streams in particular provide habitats for endangered animal species. In addition, the Area is part of the wider natural system with continuous stretches of woodland and aquatic habitats of the Lantau countryside. Owing to its high sensitivity and surrounding Country Parks, the rural setting, natural landscape and environment of the Area should be preserved and protected; and
- (b) Small House developments will be concentrated at suitable locations in order to preserve the rural character of the Area. Any development and redevelopment should demonstrate such a low-rise characteristic compatible with the existing landscape context and not to overtax the limited infrastructure or generate adverse impact on the natural environment of the Area.

#### 4.4 Land Use Proposals

4.4.1 In designation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern and demand for Small Houses. 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 OZP (**Figure 9**).

4.4.2 “Village Type Development” (0.34 ha or 1.46 %)

- (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 and community uses may be permitted on application to the Board.

- (b) Yi O Village is the only recognized village within the Area and is largely abandoned. The boundaries of “V” zone are drawn up around existing clusters having regard to existing village clusters and building structures, ‘VE’, approved Small House applications, outstanding Small House application, building lots, local topography, natural characteristics and existing site conditions. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible.
- (c) The latest information on the 10-year forecast for Small House demand has been



obtained from DLO/Is. DLO/Is has advised that according to the IIR of Yi O Village, the 10-year forecast for Small House demand for Yi O Village area is 130 (as compared to the previous figure of 40<sup>2</sup>). There are 6 approved Small House applications and no outstanding Small House applications within the Area. Since no justification has been provided by the IIR for the substantial increase in the latest 10-year forecast, the updated approved Small House applications in 2015 (i.e. 6) and previous 10-year forecast (i.e. 40) are adopted as the total Small House demand figures. Based on PlanD's preliminary estimate, the total land required for meeting the Small House demand of 46 is about 1.15 ha.

- (d) With reference to the Small House demand and 'VE' for the recognized village as enumerated above, PlanD has analyzed the

conditions of the area within 'VE' taking account of the existing village cluster, environmental conditions and natural terrain and topography of the area. It should be noted that Yi O Village is mainly concentrated on the lower hillslopes in the southern part of the Area. Land within the 'VE' comprises not only existing village clusters and ruin structures of Yi O Village, but also some woodlands and hilly slopes in the south with some active agricultural land in the north and west. Throughout the plan-making process, concerned departments have been closely liaised to ensure their input and comments be duly taken into account in the delineation of the "V" zone for the existing village cluster and potential areas for village expansion.

- (e) According to the 2011 Census, there is no population in the Area. Moreover, there is neither planning proposal/application received since the gazettal of the draft DPA Plan. Given the natural environment with

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<sup>2</sup> According to DLO/Is in March 2012, the 10-year forecast for Small House demand (2010-2019) for Yi O Village was 40.

high conservation and landscape value coupled with its inaccessibility due to lack of vehicular access, an incremental approach for designation of “V” zone for Small House development has been adopted to consolidate Small House development at suitable locations so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. The woodland at the east and south and the areas with active agricultural activities to the north of the village are hence suggested to be protected. About 0.34 ha of land mainly comprising the existing village settlements and its surrounding areas are reserved for Small House development. Within the proposed “V” zone, about 0.32 ha of land is available (or equivalent to about 13 Small House sites) (**Table 1**). Although there is insufficient land to meet the 10-year Small House demand (deficit of about 0.83 ha of land or equivalent to about 33 Small House sites), this figure has not been verified. Besides, planning application provides

another measure for the villagers to apply for Small House development subject to the Board’s approval.

- (f) In order to ensure that any future development or redevelopment within the village would retain the village character, no new development, or additional alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building(s), whichever is greater. Minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- (g) There is no existing sewer or planned public sewer for the Area. In accordance with the Environmental, Transport and Works Bureau’s Technical Circular (Works) No. 5/2005, 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 Director of Agriculture, Fisheries and Conservation and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Also, for the protection of the water quality of the pristine stream, the design and construction of on-site septic tanks and soakaway system for any development proposals/submissions need to comply with relevant standards and regulations, such as EPD's ProPECC 5/93. Accordingly, LandsD when processing Small House grant and application in close proximity to existing stream courses should consult concerned departments including EPD, AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the application.

#### 4.4.3 "Agriculture" ("AGR") (4.84 ha or 20.74 %)

- (a) This zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow and occasional/active arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- (b) Active agricultural activities are found around Yi O Village and to the north of Yi O Kau Tsuen. In addition, some abandoned agricultural land, grassland and wetland plants are found along the trail from Yi O Kau Tsuen to the mouth of Yi O Valley and its estuary. The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes. They are worthy of preservation.
- (c) As diversion of streams or filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

However, filling of land specifically required under prior written instructions of Government department(s), or for the purposes of genuine agricultural practice including laying of soil not exceeding 1.2m in thickness for cultivation, and construction of agricultural structure with prior written approval from the LandsD is exempted from the control.

4.4.4 “Green Belt” (“GB”) (16.78 ha or 71.89 %)

- (a) The planning intention of this zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- (b) The “GB” zone covers the natural vegetated areas which consist of streamcourse and woodlands. Most of the woodlands and areas adjoining the Lantau North and Lantau South

Country Parks are within this zone.

- (c) There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

4.4.5 “Coastal Protection Area” (“CPA”) (1.38 ha or 5.91 %)

- (a) The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform 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) This zone covers the coastal areas along the eastern side of Yi O Bay and the estuary of Yi O stream to the Yi O Bay, which primarily consist of mudflat, rocky shore, mangrove and coastal plants.

- (c) 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.

- (d) Works relating to diversion of streams, filling of land 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 Utilities Services**

There are currently no sewerage and drainage systems, and potable water supply in the Area. As per relevant departments, no committed/proposed sewerage and drainage projects are planned for the Area.

## **5.2 Statutory Development Control**

- 5.2.1 The OZP 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 Footpaths, utility services installation and public works projects will be implemented through the Public Works Programme, the Rural Public Works Programme, and Local Public Works

Improvement Programme subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the OZP, provided that their proposals meet Government requirements.

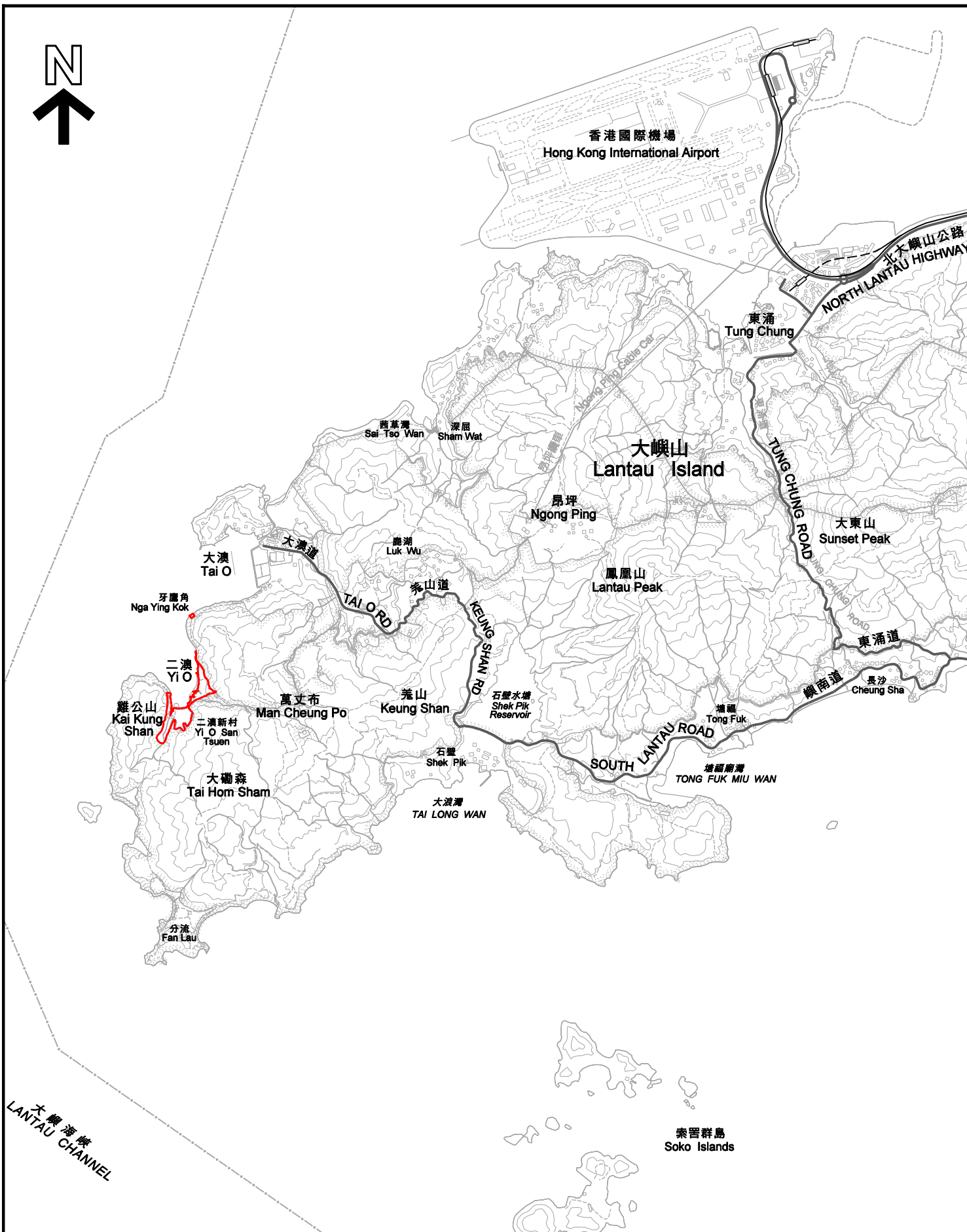
- 5.2.4 Any development, or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 23.11.2012 on land included in a plan of the Draft Yi O DPA, may be subject to enforcement proceedings under the Ordinance.

**PLANNING DEPARTMENT**  
**AUGUST 2015**

**Table 1 : Small House Demand for Yi O**

Village	Small House Demand Figure in 2012		Small House Demand Figure in 2015		'VE' Area (ha)	“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 & Approved Small House Applications	10-year forecast	Outstanding Demand & Approved Small House Applications	10-year forecast					
Yi O	6	40*	6*	130	4.03	0.34	1.15	0.32 (about 13 Small houses)	28%

\* Since no justification has been provided by the IIR for the substantial increase in the latest 10-year forecast, the updated outstanding demand & approved small house applications in 2015, i.e. 6 and previous 10-year forecast, i.e. 40 are adopted as the total Small House demand figures.



 分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME  
BOUNDARIES OF  
OUTLINE ZONING PLAN

本摘要圖於2015年8月7日擬備  
EXTRACT PLAN PREPARED ON 7.8.2015

### 位置圖 LOCATION PLAN

#### 二澳分區計劃大綱圖 YI O OUTLINE ZONING PLAN

SCALE 1 : 75 000 比例尺  
米 METRES 750 0 750 1 500 2 250 3 000 3 750 米 METRES

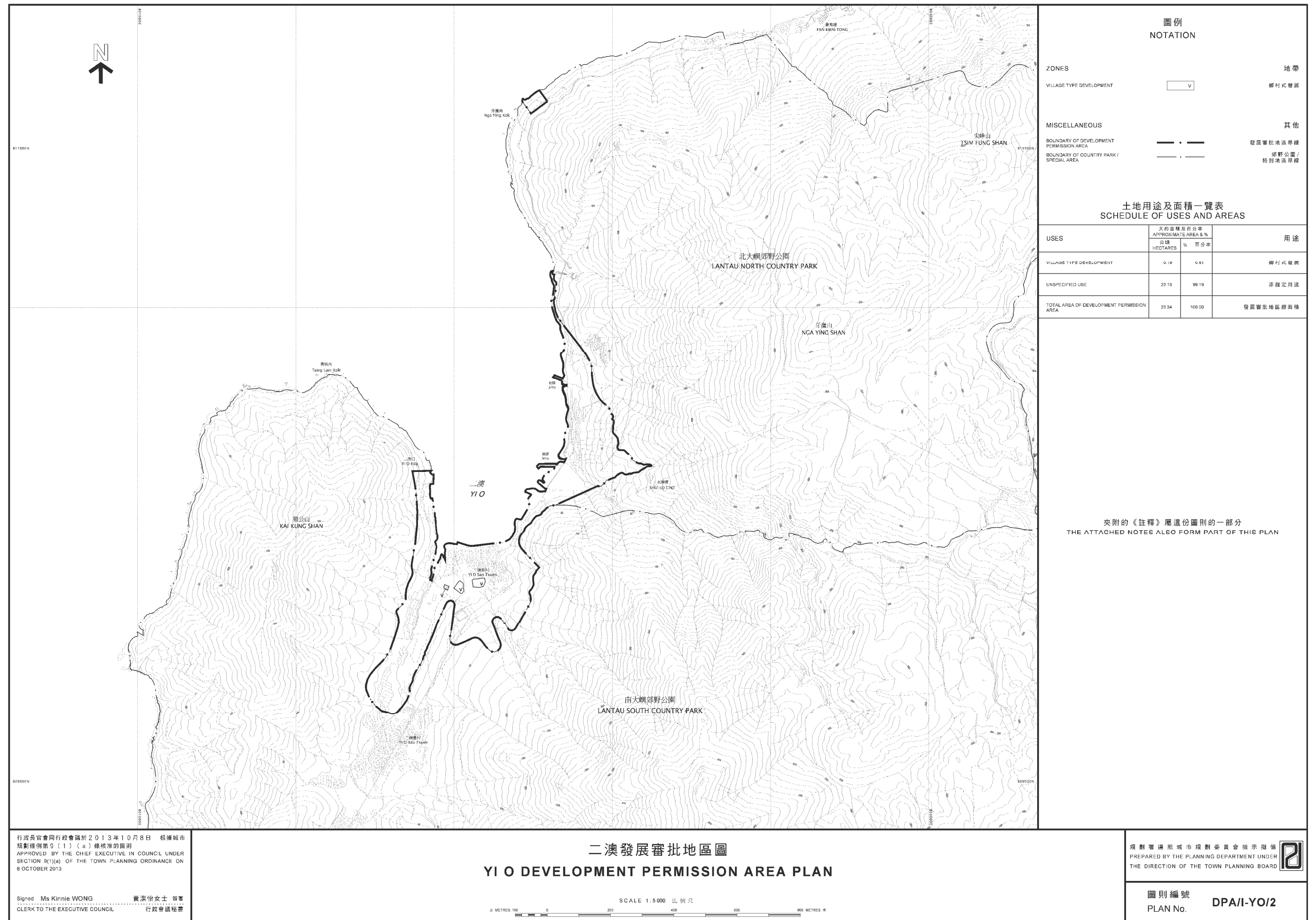
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖表  
FIGURE  
1







分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME  
BOUNDARIES OF  
OUTLINE ZONING PLAN

本摘要圖於2015年5月20日擬備，  
所根據的資料為地政總署於2014年12月16日  
拍得的航攝照片編號CW110986r  
EXTRACT PLAN PREPARED ON 20.5.2015  
BASED ON AERIAL PHOTO No. CW110986r  
TAKEN ON 16.12.2014 BY  
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

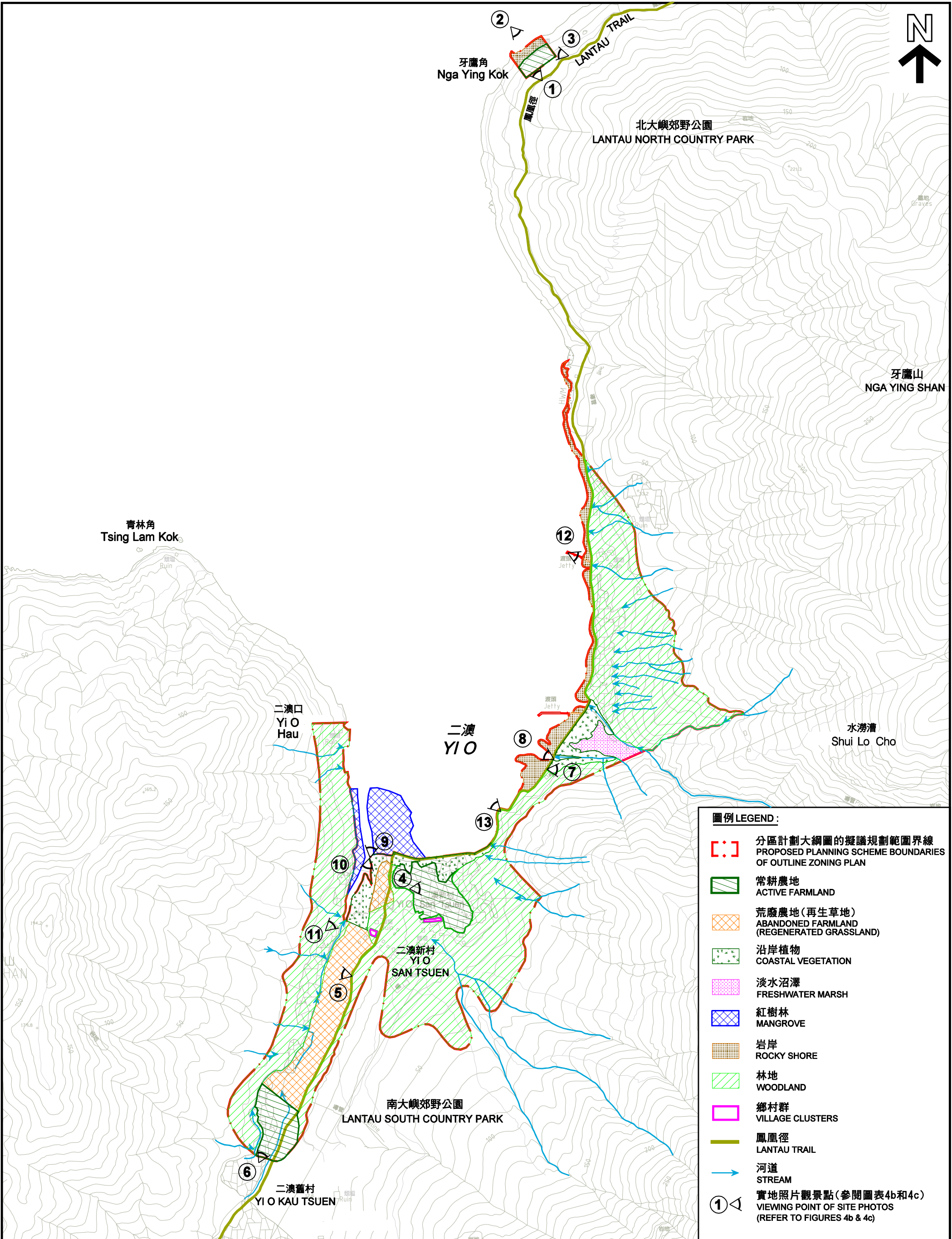
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖表  
FIGURE  
3

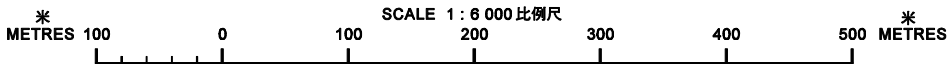




現時實際狀況 EXISTING PHYSICAL FEATURES

二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

本摘要圖於2015年5月19日擬備  
EXTRACT PLAN PREPARED ON 19.5.2015



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖表  
FIGURE  
4a





①



②



③

牙鷹角  
NGA YING KOK

① 觀景點  
VIEWING POINT

實地照片 SITE PHOTO  
  
二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

規 劃 署  
PLANNING  
DEPARTMENT



本摘要圖於2015年5月19日擬備，  
所根據的資料為攝於2015年3月的實地照片  
PLAN PREPARED ON 19.5.2015  
BASED ON SITE PHOTOS TAKEN ON 3.2015

參考編號  
REFERENCE No.  
M/LI/15/47

圖表  
FIGURE  
4b





農地 - 二澳新村  
FARMLAND - YI O SAN TSUEN



休耕農地 (再生草地)  
ABANDONED FARMLAND (REGENERATED GRASSLAND)



農地 - 二澳舊村  
FARMLAND - YI O KAU TSUEN



河道 - 水撈漕  
STREAM COURSE - SHUI LO CHU



河道 - 二澳口  
STREAM COURSE - YI O HUI



海岸位置 - 二澳海灣東面  
COASTAL AREA - EAST OF YI O BAY



④ 觀景點  
VIEWING POINT

本摘要圖於2015年5月19日擬備，  
所根據的資料為攝於2015年的實地照片  
PLAN PREPARED ON 19.5.2015  
BASED ON SITE PHOTOS TAKEN ON 2015

實地照片 SITE PHOTO

二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

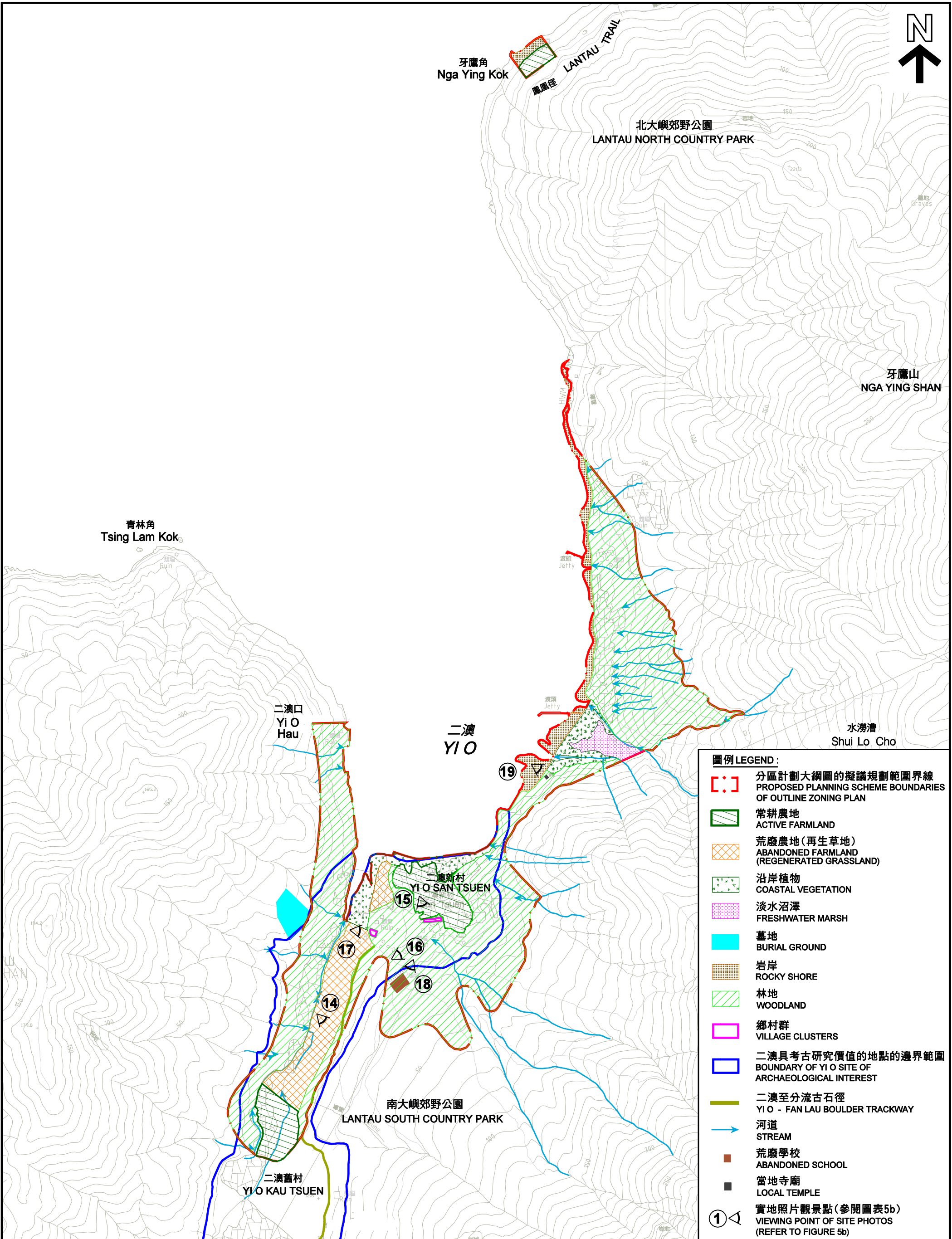
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖表 FIGURE  
4c

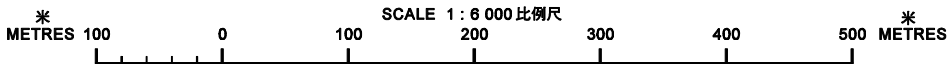




現時土地用途 EXISTING LAND USES

二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

本摘要圖於2015年5月19日擬備  
EXTRACT PLAN PREPARED ON 19.5.2015



規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/15/47

圖表  
FIGURE  
5a





14

二澳至分流古石徑  
YI O - FAN LAU BOULDER TRACKWAY



15

荒廢村屋  
ABANDONED VILLAGE HOUSES



16

荒廢村屋  
ABANDONED VILLAGE HOUSES



17

荒廢村屋  
ABANDONED VILLAGE HOUSES



18

荒廢學校  
ABANDONED SCHOOL



19

當地廟宇  
LOCAL TEMPLE

14 觀景點  
VIEWING POINT

本摘要圖於2015年5月19日擬備，  
所根據的資料為攝於2015年的實地照片  
PLAN PREPARED ON 19.5.2015  
BASED ON SITE PHOTOS TAKEN IN 2015

實地照片 SITE PHOTO

二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

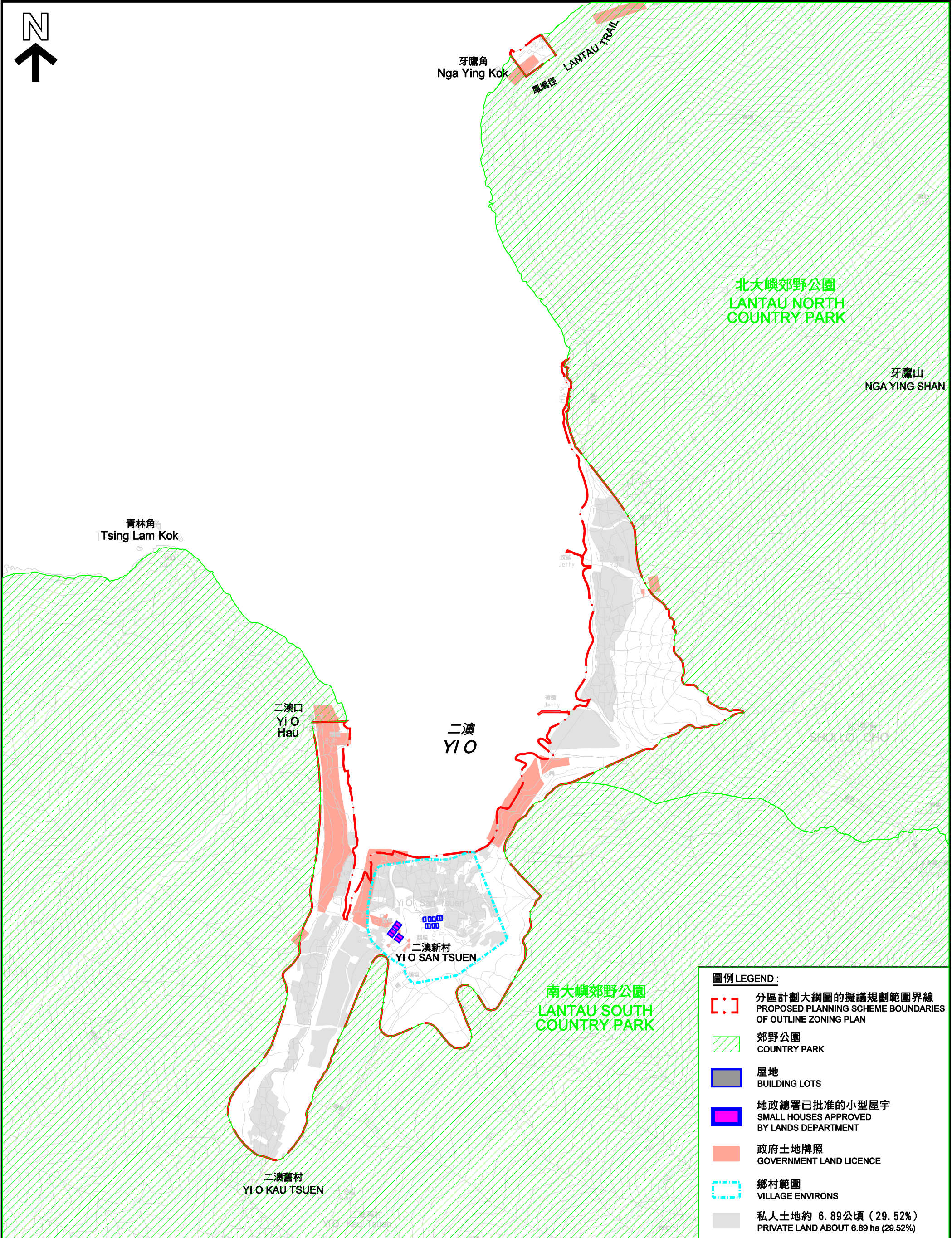
規劃署  
PLANNING DEPARTMENT



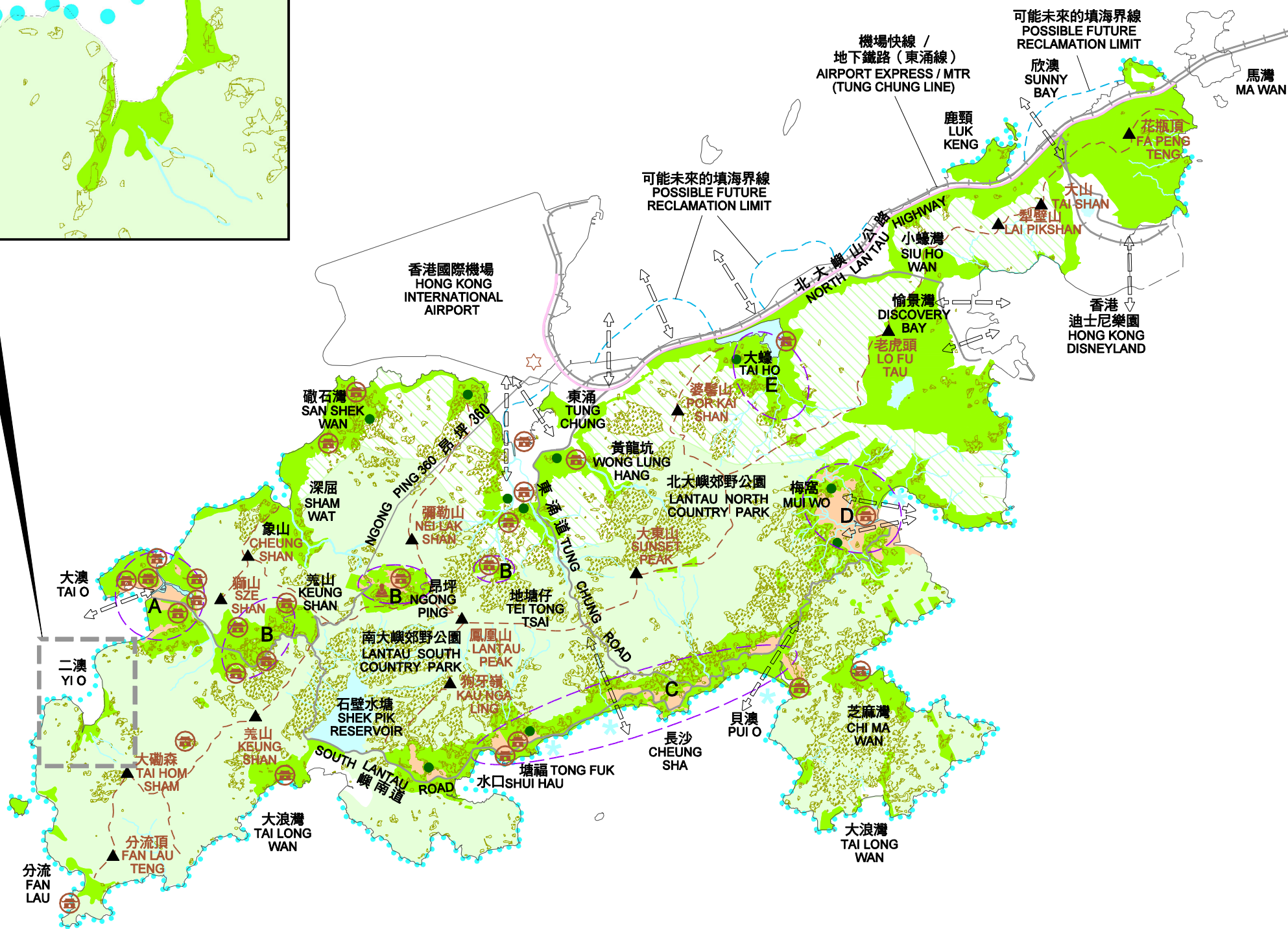
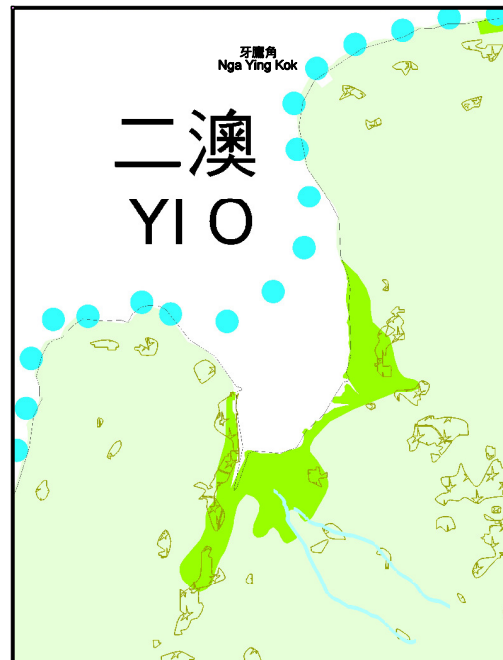
參考編號  
REFERENCE No.  
M/LI/15/47

圖表 FIGURE  
5b









圖例  
LEGEND

- Existing Country Park
- Proposed Country Park Extension
- Landscape Protection Area
- Coastal Landscape Protection Area
- Area with Special Landscape Characters
- A Tai O - Traditional Fishing Village
- B Ngong Ping / Tei Tong Tsai / Keung Shan - Religious Community
- C Pui O / Cheung Sha / Tong Fuk Beachside Settlements
- D Mui Wo - Historical Rural Township
- E Tai Ho Valley - Natural Stream of Ecological Significance
- North Lantau Highway
- Peak / Ridgeline
- Woodland
- Fung Shui Woodland
- Stream
- Temple
- Buddha Statue
- Gazetted Beach
- Scenic Hill on Airport Island
- Major View / View Corridor
- Major Rural Settlement

經修訂的大嶼山發展概念計劃 - 景觀保育  
REVISED CONCEPT PLAN FOR LANTAU - LANDSCAPE CONSERVATION

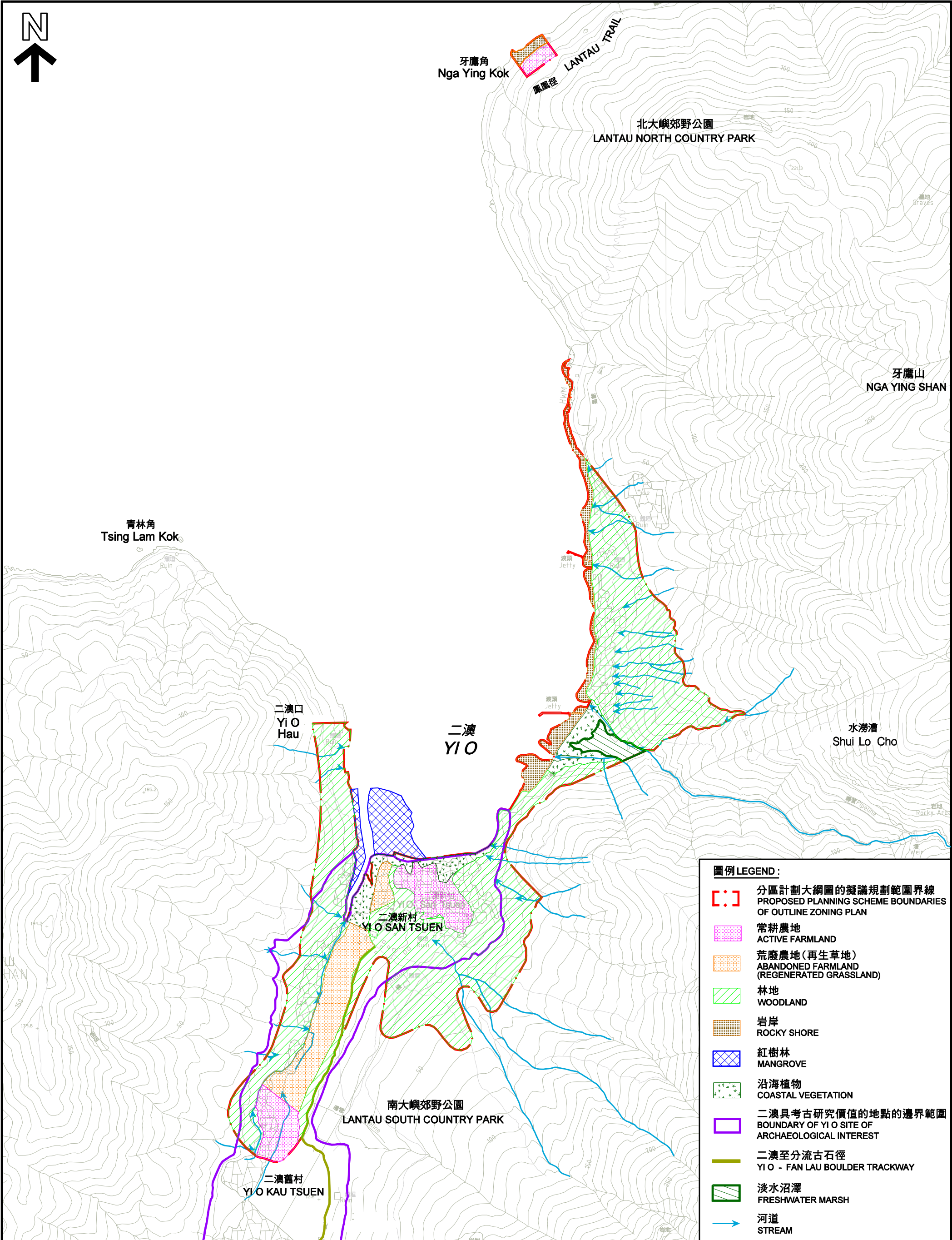
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參考編號  
REFERENCE No.  
M/LI/15/47

圖表 FIGURE  
7





本摘要圖於2015年5月19日擬備  
EXTRACT PLAN PREPARED ON 19.5.2015

發展限制 DEVELOPMENT CONSTRAINTS

二澳分區計劃大綱圖  
YI O OUTLINE ZONING PLAN

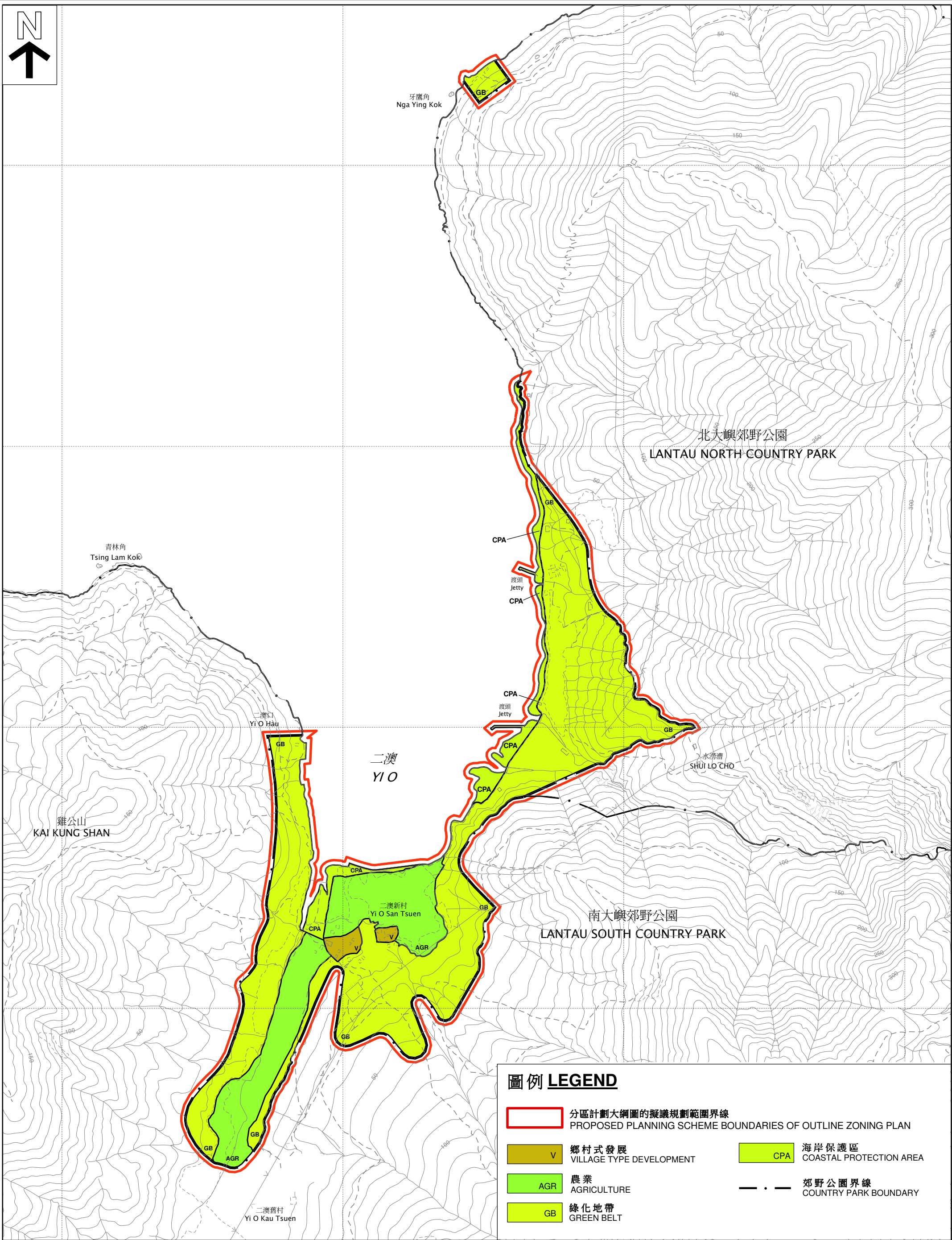
SCALE 1 : 6 000 比例尺  
METRES 100 0 100 200 300 400 500 METRES

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/LI/15/47

圖表  
FIGURE  
8





**圖例** **LEGEND**

分區計劃大綱圖的擬議規劃範圍界線  
PROPOSED PLANNING SCHEME BOUNDARIES OF OUTLINE ZONING PLAN

V

鄉村式發展  
VILLAGE TYPE DEVELOPMENT

AGR

農業  
AGRICULTURE

GB

綠化地帶  
GREEN BELT

CPA

海岸保護區  
COASTAL PROTECTION AREA

郊野公園界線  
COUNTRY PARK BOUNDARY

本摘要圖於2015年7月17日擬備  
EXTRACT PLAN PREPARED ON 17.7.2015

擬議土地用途地帶 **PROPOSED LAND USE ZONINGS**

二澳分區計劃大綱圖  
**YI O OUTLINE ZONING PLAN**

比例尺 1 : 6 000 **SCALE**

米 METRES 100 0 100 200 300 400 米 METRES

規劃署  
**PLANNING  
DEPARTMENT**

參考編號  
REFERENCE No.  
**M/LI/15/47**

圖表  
**FIGURE**  
**9**

Summary of Deviations from the Master Schedule of Notes

<b>Zonings</b>	<b>Column 1 Uses</b>	<b>Column 2 Uses</b>
Village Type Development	-	Remove:- <ul style="list-style-type: none"> <li>- Flat</li> <li>- Petrol Filling Station</li> <li>- Private Club</li> <li>- Public Transport Terminus or Station</li> <li>- Public Vehicle Park (excluding container vehicle)</li> </ul>
Agriculture	-	-
Green Belt	Remove:- <ul style="list-style-type: none"> <li>- Country Park</li> </ul>	Remove:- <ul style="list-style-type: none"> <li>- Cable Car Route and Terminal Building</li> <li>- Columbarium (within a Religious Institution or extension of existing Columbarium only)</li> <li>- Crematorium (within a Religious Institution or extension of existing Crematorium only)</li> <li>- Firing Range</li> <li>- Flat</li> <li>- Golf Course</li> <li>- Marina</li> <li>- Marine Fuelling Station</li> <li>- Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</li> <li>- Petrol Filling Station</li> <li>- Public Transport Terminus or Station</li> <li>- Public Vehicle Park</li> </ul>

<b>Zonings</b>	<b>Column 1 Uses</b>	<b>Column 2 Uses</b>
		(excluding container vehicle) - Zoo
Coastal Protection Area	Remove:- - Barbecue Spot - Country Park - Picnic Area	Remove:- - Holiday Camp