

TOWN PLANNING BOARD

**TPB PAPER No. 10349
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 3.11.2017**

**DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/1
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-TH/1-R1 TO R1063
AND COMMENTS NO. TPB/R/S/I-TH/1-C1 TO C2**

DRAFT TAI HO OUTLINE ZONING PLAN NO. S/I-TH/1

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-TH/1-R1 TO R1063
(R1 TO R1063)
AND COMMENTS NO. TPB/R/S/I-TH/1-C1 TO C2 (C1 TO C2)**

Subject of Representation/ Representation Site	Representers	Commenters
<i>Supportive Representations and Representations Providing Views</i>		
<p><u>Generally support</u> the draft Tai Ho Outline Zoning Plan (OZP), the designation of “Site of Special Scientific Interest” (“SSSI”), “Conservation Area” (“CA”) and “Coastal Protection Area” (“CPA”) zones in protecting Tai Ho and <u>provide views</u> on the potential adverse impact of village type development on the environment, ecology and conservation of Tai Ho</p>	<p><u>Total: 9</u></p> <p><u>Green/Concern Groups (5):</u> R1: Save Lantau Alliance R2: World Wide Fund For Nature Hong Kong R3: The Hong Kong Bird Watching Society R4: Designing Hong Kong Limited R5: Green Power</p>	
<p><u>Provide views</u> on the potential adverse impact of village type development on the environment, ecology and conservation of Tai Ho</p>	<p><u>Green/Concern Group (1):</u> R6: Kadoorie Farm and Botanic Garden</p> <p><u>Individuals (2):</u> R7 to R8</p>	
<p><u>Provide views</u> in relation to the conservation of Mangrove Horseshoe Crab (<i>Carcinoscorpius rotundicauda</i>)</p>	<p><u>Individual (1):</u> R9</p>	

Subject of Representation/ Representation Site	Representers	Commenters
<i>Adverse Representations</i>		
<u>Oppose</u> the OZP on grounds that the overall planning intention is biased towards environmental conservation, the conservation zonings covering the private land would infringe their rights, and the “Village Type Development” (“V”) zones are inadequate to meet Small House (SH) demand	<u>Total: 1054</u> <u>Local Residents’ Organisations (2):</u> R10: N.T. Heung Yee Kuk R12: Mui Wo Rural Committee <u>Member of Islands District Council (IsDC) (1):</u> R11: Yu Hon Kwan <u>Individuals (1,049):</u> R13 to R1061	<u>Total: 2</u> <u>Provide information in relation to R12 to R1062</u> C1: Mui Wo Rural Committee
<u>Oppose</u> without providing any views	<u>Individual (1):</u> R1062	
<u>Oppose</u> the conservation zonings which prohibit new development and do not facilitate the conservation objective and that the “V” zones are inadequate to meet long-term SH demand	<u>Concerned Landowners (1):</u> R1063: Sun Hung Kai Properties, Swire Properties Limited and Hong Kong Land represented by Masterplan Limited	<u>Support R1063</u> C2: Sun Hung Kai Properties, Swire Properties Limited and Hong Kong Land represented by Masterplan Limited
Grand Total	1,063	2

Note: The representations and samples of standard letters/emails and comments are attached at **Annex I** and **Annex II** respectively. A CD-ROM containing the names of all representers and commenters as well as their submissions is enclosed at **Annex III** (for TPB Members only). A set of hard copy is also deposited at the Secretariat of the Town Planning Board for Members’ inspection.

1. **Introduction**

- 1.1 On 24.3.2017, the draft Tai Ho Outline Zoning Plan (OZP) No. S/I-TH/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) (**Plan H-1**). During the two-month exhibition period, a total of 1,063 representations were received. On 23.6.2017, the Town Planning Board (the Board) published the representations for three weeks for public comments. Upon expiry of the public inspection period on 14.7.2017, a total of 2 comments were received.
- 1.2 On 15.9.2017, the Board decided to consider all the representations and comments collectively in one group.

- 1.3 This paper is to provide the Board with information for consideration of the representations and comments. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. The Representations

- 2.1 Among the 1,063 representations received, 9 representations (**R1 to R9**) support the draft OZP and/or raise concerns on various issues and the remaining 1,054 representations (**R10 to R1063**) (the majority of them are in similar standard letters) oppose the draft OZP. Their views can generally be categorised into the following:
- (a) Five supportive representations (**R1 to R5**) are submitted by green/concern groups. The supportive representations generally support the planning intention of the draft OZP to protect Tai Ho. They also support the designation of “Site of Special Scientific Interest” (“SSSI”) zone for Tai Ho Stream and its estuary area, “Conservation Area” (“CA”) zone along Tai Ho Stream and “Coastal Protection Area” (“CPA”) zone along the coast of Tai Ho Wan;
 - (b) **R6** is submitted by a green/concern group and **R7 to R9** are submitted by individuals. **R1 to R8** raise concerns on the extent of “Village Type Development” (“V”) zone and propose that all tributaries and streams in Tai Ho should be protected by conservation zonings. They consider that more restrictive conservation zonings should be applied to enhance the overall protection of the Area;
 - (c) **R9** provides view and information on the importance of Tai Ho Wan for the conservation of the Mangrove Horseshoe Crab (*Carcinoscorpius rotundicauda*);
 - (d) among the 1,054 adverse representations, 3 of them (**R10 to R12**) are submitted by New Territories Heung Yee Kuk, a member of Islands District Council (IsDC) and Mui Wo Rural Committee (MWRC), and the majority of the remaining (**R13 to R1061**) are submitted by individuals in similar standard letters. They oppose the overall planning intention of the draft OZP, which they consider biased towards environmental conservation. They oppose zoning private land for environmental conservation without compensation and consider the “V” zone areas inadequate to meet the villagers’ demand for Small House (SH) development. They propose to expand the “V” zone, exclude private land from the “SSSI”, “CA”, “CPA” or “Green Belt” (“GB”) zones and request for provision of road and infrastructural facilities;
 - (e) **R1062** objects to the entire draft OZP without providing any view; and
 - (f) **R1063**, submitted by the concerned landowners in the Area, objects to the conservation zonings in the OZP, which prohibit any form of new development within the entire Tai Ho and provision of adequate “V” zone area to meet the long-term SH demand. They consider that the OZP does

not facilitate the conservation objectives of Tai Ho. They propose an alternative land-use framework consisting of four development sites for medium-density housing developments, three village expansion areas and two conservation areas.

- 2.2 The submissions of representations and samples of standard letters/emails are at **Annex I**. A summary of the representations and the Planning Department (PlanD)'s responses is at **Annex IV**. The locations of representers' proposals are shown on **Drawings H-1 to H-2c** and **Plans H-2 to H-16a**.

Grounds of Representations

Supportive Representations and Representations Providing Views

Planning intention (R1 to R5)

- 2.3 **R1 to R5** support/welcome the general planning intention of the draft OZP which is to conserve Tai Ho (the Area)'s outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and natural system of the wider area and to preserve historical artifacts, local culture and traditions of the villagers. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Tai Ho Stream Site of Special Scientific Interest (SSSI), when development in or near the Area is proposed.

Conservation zonings (R2 to R5)

- 2.4 **R2 to R4** support/welcome the designation of "SSSI" zone to provide statutory protection for Tai Ho Stream SSSI. **R2** and **R3** support/welcome the designation of 30m wide "CA" zone on both sides of "SSSI" zone to provide statutory protection for the riparian area and they also support/welcome the coastal areas of Tai Ho Wan to be protected by "CPA" zone. **R5** generally support the general presumption against development in "SSSI", "CPA", "CA" and "GB" zones which are consistent with the general planning intention for the Area and also agree the control of "*diversion of streams, filling of land/pond and excavation of land*" on various zones. The conservation zonings could ensure adequate protection of important habitats and natural landscape in Tai Ho from any development threats and potential pollution. **R3** opines that an 'Ecosystem Approach', which is the primary framework for action under the Convention on Biological Diversity (CBD)¹, should be adopted to protect the various sensitive habitats in Tai Ho.

Designation of "V" zone (R1, R3 to R8)

- 2.5 **R1, R3 to R8** raise concern on the environmental impact of the SH development within "V" zone. **R1** opines that the increase in population arising from the SH

¹ The CBD is an international treaty on the conservation of biodiversity, the sustainable use of its components, and fair and equitable sharing of benefits deriving from the use of genetic resources. The CBD seeks to facilitate achievement of these objectives by providing a guidance framework on the essential components of and the key considerations involved in formulating a comprehensive conservation strategy. In general, Parties to the CBD are required to adopt measures with regard to the CBD's provisions as far as possible and as appropriate in light of specific local circumstances for protecting biodiversity.

development would adversely affect the habitat in Tai Ho which is of high ecological value. **R4** considers that the additional SH development will overload the overall carrying capacity of existing transportation and infrastructure. The associated infrastructural improvement works serving the new population intake would cause adverse impacts on the natural environment. **R1, R4, R6 to R8** opine that “V” zones should be confined to existing villager clusters.

- 2.6 **R1** doubts the genuineness of the 10-year forecast of SH demand of Pak Mong and Ngau Kwu Long as a number of indigenous inhabitants are living overseas according to the information provided by the Lands Department (LandsD). Given the absence of verification/proof, the way in which the SH demand is estimated is not well justified. There are concerns on the designation of “V” zone hinging on uninformed SH demand forecast. **R1** further questions the significant increase in area of the “V” zone as compared to the Development Permission Area (DPA) Plan gazetted in 2014 and the latest 10-year forecast of SH demand.
- 2.7 Comparing to other OZPs for Country Park enclaves, a larger percentage of the total 10-year forecast of SH demand could be achieved in the Area. Hence, **R1** questions whether the provision infringes the incremental approach that has currently been adopted by the Board for designation of “V” zone for SH development and the reason for the deviation from other OZPs. As a large portion of area within “V” zone is privately owned, the status of land ownership of the private lots within “V” zone should be provided for the Board’s information and consideration.

Protection of waterbodies and their riparian zones (R1 to R9)

- 2.8 There are concerns about the construction and occupation of SH within certain parts of “V” zones located immediately next to streams and tributaries that eventually flow into Tai Ho Stream and Tai Ho Wan. In particular, **R2** and **R3** express serious concern on illegal discharge of domestic sewage and untreated surface runoff. **R1 to R4** consider that the use of on-site septic tank and soakaway (STS) system is ineffective in preventing pollutant from discharging directly to stream course, thus SH development would adversely affect the quality of water as well as ecology in the streams/tributaries. As there is no sewerage system in the Area, **R5** concerns the additional residential development, village houses and commercial use (especially restaurants) that generate large amount of wastewater will pollute the river/stream courses and Tai Ho Wan. **R1 to R8** are all of the view that the “V” zones should not be located in vicinity of streamcourse and estuary or encroach onto the riparian zones of the natural streams/watercourses. Development along the ecologically sensitive areas would put them at risk. For better protection of sensitive habitats in Tai Ho, there should be rooms for adjustments on the location and/or size of the “V” zones. **R6 to R8** suggest that buffer zones between watercourses and development zones should be provided.
- 2.9 In addition, **R5** considers that the remaining courses in the upper reach of “SSSI” and all stream banks of natural streams in the Area receive inadequate land use zoning protection, which may be vulnerable to human disturbance. **R5** also suggests a significant portion of the land use in the stream basin of Tai Ho Stream, which is largely zoned as “GB”, should be non-polluting and unpaved to prevent

pollution to the stream and maintain natural hydrology. **R9** provides view and information on the importance of Tai Ho Wan for the conservation of the Mangrove Horseshoe Crab (*Carcinoscorpius rotundicauda*) in Hong Kong and considers suitable protection for all inter-tidal areas in Tai Ho Wan, including the lower reaches of the Tai Ho Stream, the mangrove stands and the mudflats, should be provided to ensure the future viability of this area as a Mangrove Horseshoe Crab spawning ground and nursery area.

“Destroy First, Build Later” (R1 and R5)

- 2.10 In view of the mangroves/vegetation clearance act in Tai Ho on 24.8.2014, **R1** raises concerns on “Destroy First, Build Later” activities which destroy the natural environment in the name of agricultural rehabilitation and SH development. **R1** even points out that there is a latent development threat covering the private lots purchased from the villagers by the property developers for low to medium-density residential development within the Area.
- 2.11 **R5** suggests that applications of temporary uses or developments should not be accepted and processed if relevant uses or developments have commenced before the Board grants permission. The Board should not accept “Destroy First, Build Later” cases.

Adverse Representations/Those Providing Views on Similar Issues

- 2.12 Except **R1062** submits an objection to the entire draft OZP without giving any ground or proposal, the major grounds of other adverse representations and those providing views on similar issues (**R10 to R1061** and **R1063**) are summarised below:

Planning intention (R10 to R1061 and R1063)

- (a) **R10 to R1061** oppose the overall planning intention of the draft OZP, which they consider biased towards environmental conservation, and the conservation zonings are excessive. In view of Government’s intended “Bridgehead Economy” development in North Lantau, it is considered that development and conservation of Tai Ho should co-exist in harmony. They request to follow the approach similar to Tung Chung West and Mui Wo in formulating the OZP. They also consider that the livelihood and activities of the local villagers, which have already been in existence for decades, would not lead to pollution and disturbance to the natural habitats. **R1063** considers that the draft OZP does not meet its conservation objectives and at the same time precludes any opportunities for compatible forms of development. They also consider that there is opportunity to provide public housing in the Area.

Conservation zonings (R10 to R1061 and R1063)

- (b) The “GB” zone in the Area is too extensive and contradictory to the Government’s policy of rezoning “GB” sites for residential developments in other fringes of the metro area. **R1063** opposes the conservation zonings, in particular the “GB” zone, which prohibits any form of new development

within the entire Tai Ho, including those ecologically less sensitive areas, and deprives private development rights. To better utilize the land potential, areas at ecologically less sensitive location could be reserved for private and public residential development at an appropriate scale. The proposed development is compatible with the surrounding land uses and rural character of the area and there should be minimal impact on the ecology, environment and visual character of the Area.

- (c) Over 10 ha of private land are areas covered by “CA” and “SSSI” zones with stringent planning control. **R10 to R1061** consider that the “CA” zone of 30m in width for buffer of Tai Ho Stream SSSI is too excessive, and contravenes the commitment made by the Government in 1999. In conjunction with the proposed residential development at ecologically less sensitive areas, **R1063** opines that a more extensive “CA” zone could be put in place to cover the catchment of Tai Ho Stream.

Zonings for private land (R10 to R1061)

- (d) **R10 to R1061** oppose the conservation zonings imposed on private land without compensation as they infringe the private land rights/interests and adversely affect development potential. It is injustice, unacceptable and contravening the Basic Law in protecting the right of the private property.
- (e) In particular, **R10 to R1061** oppose the designation of “SSSI” zoning on the private agricultural lots. Agricultural use is permitted under lease. However, the repair and maintenance of farmland embankment within the “SSSI” zone now require planning permission. It deprives the rights of the concerned land owners.
- (f) They request that compensation/resumption of private land affected should be provided/carried out by the Government if private land is zoned for conservation purposes. **R11** further suggests that the Government should establish a Conservation Fund for compensation and land resumption.

Designation of “V” zone (R10 to R1061 and R1063)

- (g) **R10 to R1061** and **R1063** consider that the “V” zones in the Area are too small and there is insufficient land to meet the long-term SH demand of indigenous villagers. **R11** raises concerns that some areas within “V” zone are steep slope not suitable for SH development. **R1063** opines that the “V” zone has not optimised the land potential for SH development and expresses concerns on the “incremental approach” undermining the need to meet the long-term SH demand.
- (h) **R10 to R1061** consider that the “V” zone should be expanded to meet the 10-year forecast of SH demand, cover old house lots and land suitable for SH development, as well as reflect the living area of villagers. The “V” zone should also be expanded to cater for all outstanding SH applications with a view to compensating the designation of conservation zonings resulting in the loss of land for SH development. They oppose the designation of “CA” zone

at mature woodland to the south of Pak Mong which would constrain the SH development.

- (i) **R10 to R1061** opines that Tin Liu should be considered as an independent recognised village due to its complicated historical background. Besides the area covering the existing village clusters in Tin Liu, sufficient land should be reserved for the village's own SH demand, separated from the forecast for Tai Ho and Ngau Kwu Long.

Control stipulated in the Notes of the OZP (R10 to R1061)

- (j) **R10 to R1061** oppose the designation of “CA” and “CPA” zones as the permitted uses under these zones are not clear. They question whether backhoe or other machine is allowed for farming activities within these zones and whether fishing and shellfish harvesting are prohibited within these zones.
- (k) Local villagers moor their boats along the shoreline of Tai Ho Wan in their daily life. They raise concern on how the villagers could prove this use of land that has continued since it came into existence before the first publication of DPA Plan. They have also concerns on the redevelopment of house within conservation zonings. Although there are provisions to allow for application to the Board for redevelopment of house in a scale not exceeding the plot ratio, site coverage and height of the existing house within “CPA” and “CA” zones, they wonder how the villagers could prove that the house and its building height were in existence on these zones before the first publication of DPA Plan for redevelopment application.

Provision of transport and infrastructure facilities (R10 to R1061 and R1063)

- (l) **R10 to R1061** and **R1063** consider that the Area lacks infrastructure on drainage and sewerage. The Area also lacks standard road for convenient access and emergency services to the villages. They strongly request provision of such infrastructure/facilities and allocation of resources to support the local livelihood and ecological conservation in a pro-active manner by the Government. **R10 to R1061** further request government departments to coordinate and repair the farmland embankment within the “SSSI” zone.

Representers' Proposals

2.13 The representers' proposals are summarised below:

Planning Intention (R10 to R1061)

2.14 To strike a balance between conservation and development need, **R10 to R1061** suggest two pieces of land within “GB” zone could be reserved for public housing development (**Drawing H-1, Plans H-6a & H-6b**).

Conservation zonings (R3, R5 to R8 and R10 to R1061)

- 2.15 **R5** suggests to extend the boundary of “SSSI” zone to cover larger area of the intertidal mudflat; to extend the “SSSI” and/or “CA” zones to cover the whole stream courses and river banks of all tributaries in the Area to provide a hydrologically complete preservation of Tai Ho Stream against disturbance and/or destruction by future works and developments; and to extend the “SSSI” and/or “CA” zones to connect existing country parks to secure a terrestrial and aquatic wildlife corridor and ecological linkage between country parks and the existing natural landscape in the Area. **R5** considers that the reclamation of coastal areas, whatever above or below high tide mark, must be clearly prohibited in “CPA”, “CA”, and “SSSI” zones and waters in Tai Ho Wan.
- 2.16 **R3, R6 to R8** propose to rezone all “GB” zone in the Area as “Green Belt (1)”² (“GB(1)”) or “CA” in order to enhance the protection of natural habitats by alleviating the development pressure while the redevelopment right of the villagers is respected (**Plan H-2**).
- 2.17 **R10 to R1061** consider that the width of “CA” zone along Tai Ho Stream SSSI should be reduced from 30m to 20m with compensation proposal (**Drawing H-1, Plans H-5a & H-5b**).
- 2.18 **R10 to R1061** propose to confine the extent of “GB” zone to areas adjoining the Lantau North (Extension) Country Park (**Drawing H-1, Plans H-6a & H-6b**).

Protection of waterbodies and their riparian zones (R2 and R3)

- 2.19 To ensure adequate protection of the water quality of the ecologically important Tai Ho Stream and Tai Ho Wan, **R2** and **R3** proposes to designate all streams/tributaries and their 30m wide riparian zones along both sides of the river banks with restrictive conservation zonings such as “GB(1)” or “CA” zone. In particular, the northern part of the “V” zone of Ngau Kwu Long and the western part of the “V” zone of Pak Mong should be reviewed (**Plans H-7a & H-7b**).

Zonings for private land (R10 to R1061)

- 2.20 There are active agricultural activities in the Area. To respect the right of private land owners, **R10 to R1061** consider private farmland should be zoned “Agriculture” (“AGR”) instead of “SSSI”, “CA”, “CPA” and “GB” (**Drawing H-1, Plans H-12a & H-12b**) in order to reflect the existing condition and avoid dispute; or to offer compensation/land exchange to the land owners.

Designation of “V” zone (R10 to R1061)

- 2.21 In addressing the 10-year forecast of SH demand of indigenous villagers, **R10 to R1061** propose land covering a total area of 6 ha in different locations should be designated as “V” zones for SH development (**Drawing H-1**). In the long term, additional “V” zone should be designated covering further 300 feet from the

² The representers have not defined what “GB(1)” zone is in the submission.

boundaries of the 'Village Environs' ('VE'):

- (a) a piece of flat land near Tin Liu and away from Tai Ho Stream should be designated as "V" zone (**Drawing H-1, Plans H-13a & H-13b**) for its individual SH demand;
- (b) areas in the southwestern, southeastern and northern part of 'VE' at Ngau Kwu Long considered suitable for SH development should be designated as "V" zone (**Drawing H-1, Plans H-13a & H-13b**);
- (c) the "V" zone in Tai Ho San Tsuen should be expanded and cover the private lots with building entitlement in Tai Ho (**Drawing H-1, Plans H-14a & H-14b**); and
- (d) area within the 'VE' of Pak Mong covering the mature woodland, active farmland to the north and area to the west of Pak Mong should be designated as "V" zone (**Drawing H-1, Plans H-15a & 15b**).

Control stipulated in the Notes of the OZP (R5)

- 2.22 Regarding the planning control of the "GB" zone, **R5** proposes to remove 'House' from Column 2 use in this zone in order to manifest the planning intention of "GB" zone for *"defining the limits of development areas by natural features and to preserve the existing natural landscape"*.
- 2.23 To maintain sufficient vegetation cover and permeability that are crucial to the hydrology and water quality of Tai Ho Stream and its ecology, **R5** proposes to prohibit building structures or ground paving, whatever of concrete, metals or other materials for (i) 'Agricultural Use' in "CPA", "CA" and "GB" zones; and (ii) 'plant nursery' and 'amenity planting' in "SSSI", "CPA" and "CA" zones. **R5** also suggests to prohibit 'Agricultural Use' that involves excavation of top soil, paving with concrete/asphalt or non-arable materials/debris in "SSSI", "CPA", "CA" and "GB" zones.
- 2.24 **R5** suggests that 'road works', 'sewerage works', 'drainage works', other public works as well as temporary use/development specified in paragraph 11(a) of covering Notes that will impose adverse environmental impacts on the "CPA", "CA", and "SSSI" zones should require permission from relevant government departments.

Provision of transport and infrastructure facilities (R10 to R1061)

- 2.25 **R10 to R1061** suggest that an access should be provided and improvement works of the existing subway located to the northeast edge of the Area should be carried out to enhance the overall pedestrian connection from Tai Ho to Tung Chung New Town Extension (TCNTE) (**Drawing H-1, Plans H-16a & H-16b**).

Development proposal submitted by R1063

- 2.26 **R1063** proposes an alternative zoning framework for Tai Ho. In view of the private land ownership within Tai Ho, **R1063** suggests that a “Management Agreement (MA) approach in conjunction with development” would enable a win-win solution for all the stakeholders for implementing an effective long-term conservation strategy for Tai Ho (**Drawings H-2a to H-2c**).
- 2.27 Four development sites (three sites around the already built-up area of Pak Mong and Ngau Kwu Long and a site at the uphill to the southwest of Ngau Kwu Long) are proposed for public and private housing development. The site to the west of Pak Mong is proposed to be rezoned from “GB” to “Residential (Group A)” (“R(A)”) for public housing with plot ratio of 4.0 and maximum building height of 139mPD (39 storeys). The remaining three sites are proposed to be rezoned from “GB” to “Residential (Group B)” (“R(B)”) for private housing with plot ratio ranging from 2.1 to 3.5 and maximum building height ranging from 61mPD to 87mPD (10 to 20 storeys)(**Drawings H-2a to H-2c, Plans H-8a & H-8b**). According to the representer’s indicative scheme, the proposed medium-density housing developments of 24 residential blocks providing over 10,000 flats. **R1063** also proposes that an ‘Eco-heritage Education Centre’ could be provided at the development site to support the proposed eco-heritage tourism and education in Tai Ho as suggested by the Sustainable Lantau Blueprint. The “V” zone at Ngau Kwu Long (**Drawings H-2a to H-2c, Plans H-9a & H-9b**) is also proposed to be expanded to cater for the SH demand.
- 2.28 In conjunction with their above-mentioned proposed development sites, **R1063** proposes a more extensive “CA” zone to cover the catchment of Tai Ho Stream for conservation (**Drawings H-2a to H-2c, Plans H-10a & H-10b**). Another site to the north of Pak Mong is proposed to be rezoned from “GB” to “Open Space” (“O”) (**Drawing H-2a to H-2c, Plans H-11a & H-11b**) in order to conserve the natural environment and protect the archaeological site, with a view to managing it as a public open space for leisure and nature appreciation in the long run.
- 2.29 **R1063** proposes a new public road connecting the development sites to Cheung Tung Road, which would also enable the provision of sewerage and drainage facilities in addressing the concerns on adverse ecological impact of the additional developments. (**Drawings H-2a to H-2c, Plans H-16a & H-16b**)
- 2.30 In support of the proposed developments, **R1063** also include technical assessments such as ecological review, preliminary visual impact review, traffic and transport analysis and environmental impact assessment in the submission. According to their preliminary assessments, an appropriate scale of residential developments is feasible at the less ecologically sensitive locations at the western side of Tai Ho and the development would also be visually compatible in scale and intensity with the surrounding environment.

Other (R10 to R1061)

- 2.31 **R10 to R1061** suggest that Leung Ma Temple at the coastal area of Tai Ho Wan should be zoned “G/IC” (**Plans H-6a & H-6b**) to reflect the existing structure and

facilitate its future repair, maintenance and potential redevelopment.

3. Comments on Representations

- 3.1 Of the 2 comments received, **C1** is submitted by MWRC (i.e. **R12**) and provides a revised figure (**Drawing H-1**) for clarification in relation to representations **R12 to R1061**. **C2** submitted by the concerned land owners in the Area supports its own representation **R1063** on grounds that the alternative zoning proposal and implementation approach put forward by them could address most of the conservation and development concerns raised by the representations.
- 3.2 **C2** concurs the adverse representations that the overall planning intention of the OZP is biased towards ecological conservation. The proposed expanded “CA” zoning with management under MA at the most ecologically sensitive locations at Tai Ho Stream in conjunction with suitable residential and other developments at ecologically less sensitive areas to the west could address both conservation and development needs of private land owners. The “V” zone at Ngau Kwu Long Village could be enlarged to provide land to relocate village housing away from the ecologically more sensitive locations or “CA” zones. The proposal would provide incentives for private land owners to take forward the land exchange process for both conservation and development purposes.

4. Background

- 4.1 On 24.8.2016, under the power delegated by Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Area. On 24.10.2016, the Board gave preliminary consideration to the draft Tai Ho OZP No. S/I-TH/B and agreed that the draft OZP was suitable for submission to IsDC and MWRC for consultation.
- 4.2 IsDC and MWRC were consulted on the draft OZP at their meetings on 19.12.2016 and 15.11.2016 respectively. In response to the Indigenous Inhabitant Representatives (IIRs) of Pak Mong, Ngau Kwu Long and Tai Ho as well as members of MWRC’s request, another meeting was held on 7.12.2016 to listen to their concerns on the draft OZP. A site visit was conducted on 21.12.2016 with local villagers and representatives of concerned departments. Whilst IsDC and MWRC oppose the conservation zonings in the Area, local villagers are also concerned about their rights on the private land. All of them express concerns on imposing planning control on private land, and request to enhance the provision of infrastructure facilities to improve the living environment of the Area.
- 4.3 On 5.12.2016, a meeting was held with green/concern groups on the draft OZP. The Hong Kong Bird Watching Society (HKBWS), World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden Corporation, Green Power, Green Sense and Save Lantau Alliance attended the meeting. Subsequently, HKBWS made a submission on 9.12.2016 expressing their concerns on the draft OZP. They support the planning intention and conservation zonings, but raise concern about SH development within the “V” zones immediately next to two streams/watercourses.

They consider that all natural streams and watercourses (including all tributaries flowing into the Tai Ho Stream SSSI) should be protected by conservation zonings of 30m along both sides of the river banks.

- 4.4 On 10.3.2017, the Board gave further consideration to the revised draft OZP together with the views received from the IsDC, MWRC as well as the green/concern groups. After considering all the views and comments received, the Board agreed that the draft Tai Ho OZP No. S/I-TH/C was suitable for exhibition for public inspection. On 24.3.2017, the draft Tai Ho OZP re-numbered as No. S/I-TH/1 was exhibited for public inspection under section 5 of the Ordinance.

5. Consultation with IsDC and MWRC

Whilst local consultation was conducted during the preparation of the draft OZP and their views were considered by the Board or incorporated in the draft OZP No. S/I-TH/C as appropriate, the draft Tai Ho OZP No. S/I-TH/1 was, upon gazetted on 24.3.2017, circulated to all members of IsDC and MWDC in April and March 2017 for consideration respectively. Subsequently, MWRC submitted a representation (**R12**) opposing the draft OZP to the Board during the two-month exhibition period. Meanwhile, Mr Yu Hon-kwan, Member of IsDC, also submitted a representation (**R11**) to the Board with similar views. The grounds of representations and PlanD's assessment are summarised in this Paper and **Annex III**.

6. Planning Considerations and Assessments

The Representation Sites and their Surrounding Areas

- 6.1 The locations of representation sites are shown in **Plan H-2**.

Planning Scheme Area

- 6.2 The Area covers a total area of about 230 ha including about 32 ha of water body (Tai Ho Wan). It is located to the east of Tung Chung New Town Extension Area and is separated by the mountain ridges of Por Kai Shan within Lantau North (Extension) Country Park. It mainly consists of Tai Ho Valley, which comprises Tai Ho Wan, village settlements, agricultural land, the natural vegetated areas including woodland, shrubland, streams etc. There are four recognised villages within the Area, namely Pak Mong, Ngau Kwu Long, Tai Ho (also known as Tai Ho San Tsuen) and Wong Kung Tin (also known as Wong Fung Tin). However, there is no existing village settlement in Wong Kung Tin village.
- 6.3 The Area has rich landscape resources including mature woodland, shrubland, grassland, valley, knolls, and streams. There are also natural coastal features such as the estuary and shorelines at Tai Ho Wan. Tai Ho Wan is a major landmark along North Lantau Highway (NLH), which previously was an open coastal bay before the highway was built. The estuary area of Tai Ho Stream consists of mangrove and inter-tidal mudflats. Along the eastern periphery of Tai Ho Wan, coastal vegetations are found, dominant species include young and scattered patches of *Kandelia*

obovata, abundant young *Cerbera manghas*, *Hibiscus tiliaceus* and *Pongamia pinnata*.

- 6.4 Part of Tai Ho Stream is listed as an EIS and is a designated SSSI. Tai Ho Stream SSSI is one of the few remaining medium-sized natural streams of its kind in Hong Kong. The stream supports a high diversity of freshwater and brackish-water fishes in Hong Kong with various species recorded, including the rare Largesnout Goby (*Awaous melanocephalus* 黑首阿胡鰕虎魚), the rare Black Sleeper (*Eleotris melanosoma* 黑體塘鱧) and the rare migratory fish Ayu (*Plecoglossus altivelis* 香魚). The Seagrass (*Halophila beccarii* 貝克喜鹽草) and Horseshoe crabs (*Carcinoscorpius rotundicauda* 圓尾蟹), a species of conservation importance, have also been recorded in the mudflat within the boundary of Tai Ho Stream SSSI.
- 6.5 Tai Ho also supports the reptile of regional concern Tokay Gecko (*Gekko gecko* 大壁虎), as well as a number of rare/uncommon butterflies including the rare Red Lacewing (*Cethosia biblis* 紅鋸蛺蝶). Two amphibian species of conservation interest, namely Romer's Tree Frog (*Liixalus romeri* 盧氏小樹蛙) and Short-legged Toad (*Megophrys brachykolos* 短腳角蟾), have also been recorded at Tai Ho.
- 6.6 The area further uphill is densely vegetated woodland and shrubland on the valley sides extending into Lantau North (Extension) Country Park and Lantau North Country Park beyond the Area. A concrete footpath links NLH to the country parks uphill, going through village settlements at Pak Mong, Ngau Kwu Long and Tai Ho San Tsuen with associated agricultural land.

Planning Intention

- 6.7 The Area has always been an integral part of Lantau development. Upon completion of the Port and Airport Development Strategy (PADS) in 1989, the Government decided to build a replacement international airport at Chek Lap Kok, i.e. the current HKIA. The PADS also recommended to develop North Lantau New Town (NLNT) as a supporting community of HKIA, in which Tai Ho was, amongst others, one of the key development areas. Subsequently, the North Lantau Development Study (1992) and the Study on Remaining Development in Tung Chung and Tai Ho (1999) proposed to develop NLNT to accommodate a population target of 260,000 and 334,000 respectively.
- 6.8 Together with other land use proposals, a total land area of about 27 ha of village-type development in Tai Ho was proposed under the Recommended Outline Development Plan (RODP) of the North Lantau Development Study. However, such proposals had been withheld due to subsequent change in planning circumstances including the designation of Tai Ho Stream as SSSI in 1999, the introduction of the New Nature Conservation Policy (NNCP) in 2004 under which Tai Ho was identified as one of the 12 Priority Sites for enhanced conservation³, and the development of strategic infrastructure projects in North Lantau such as the

³ A land use proposal involving the establishment of an Ecology Park in Tai Ho was received in 2005 and assessed by an inter-departmental task force. However, the proposal was considered not ready to be taken forward by the Advisory Council on the Environment (ACE).

Hong Kong-Zhuhai-Macao Bridge (HZMB) and the associated boundary crossing facilities, as well as the Tuen Mun-Chek Lap Kok Link (TM-CLKL).

- 6.9 Pursuant to the 2004 Policy Address, the Lantau Development Task Force led by the Financial Secretary was set up in February 2004 to provide a high-level policy steer on the economic and infrastructure development on Lantau, taking into account the development of strategic infrastructure projects in North Lantau as mentioned above. The Revised Concept Plan for Lantau endorsed by the Task Force in 2007 recommended, amongst others, the Area as a conservation area which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. The Area was also identified as a landscape protection area, where new developments should not compromise the existing landscape setting or local environment. Landscaping should be carried out to mitigate the effect of any new development. By then, Tai Ho has been recommended as an area for conservation. Subsequently, the proposed Lantau Development Strategy submitted by the Lantau Development Advisory Committee (LanDAC) to the CE in January 2016 recommended Tai Ho be retained for conservation, leisure, cultural and green tourism with emphasis on protecting sites of conservation value and enhancing their linkages. Owing to the presence of Tai Ho Stream being designated as SSSI, as well as the natural vegetated area, the extent of village-type development should be critically reviewed to exclude the designated areas and the riparian areas of the stream. According to the recently promulgated Sustainable Lantau Blueprint, the “North Lantau Corridor” covering Tung Chung New Town Extension, the Topside Development at HKBCF Island and Siu Ho Wan Development which is proposed mainly for economic and housing development, would provide opportunities for developing bridgehead economy. Tai Ho Valley, falling within “Predominant part of Lantau” is identified as one of the sites of nature and cultural conservation in North Lantau for its high ecological value.
- 6.10 The general planning intention for the Area is to conserve the Area’s outstanding natural landscape with unique scientific and ecological values in safeguarding the natural habitat and natural system of the wider area and to preserve historical artifacts, local culture and traditions of the villages. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Tai Ho Stream SSSI, when development in or near the Area is proposed. SH development in recognised villages will be consolidated at suitable locations to preserve the rural character of the Area.
- 6.11 In designation of various land use zones in the Area, consideration has been given to protect the ecologically sensitive areas and to preserve the natural environment and rural character of the Area. Enforcement actions will be taken against any unauthorised development which would have impacts on the natural and rural character of the Area. Land suitable for SH development will be guided and controlled in accordance with the draft OZP.

Individual Zones

- 6.12 The “SSSI” zone is to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats which are

designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes.

- 6.13 The “CA” zone is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as SSSI or Country Park from the adverse effects of development. 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.
- 6.14 The “CPA” 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.
- 6.15 The “GB” 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.
- 6.16 The “V” zone is to designate both existing recognised villages and area of land considered suitable for village expansion. Land within this zone is primarily intended for development of SHs by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 6.17 The “G/IC” zone is primarily for the provision of Government, institution or community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 6.18 For “V” zone, any diversion of streams, including that to effect a change of use to any of those specified in Columns 1 and 2 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 without the permission from the Board. For “GB”, “CPA” and “CA” zones, any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 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 without the permission from the Board.

Responses to Grounds of Representations and Representers’ Proposals

6.19 The supporting views of **R1 to R5** are noted. The responses to the other grounds of representations and the representers’ proposals are summarised below:

Planning intention (R1 to R5, R10 to 1061 and R1063)

6.20 According to the recently promulgated Sustainable Lantau Blueprint, the “North Lantau Corridor” covering Tung Chung New Town Extension, the Topside Development at HKBCF Island and Siu Ho Wan Development which is proposed mainly for economic and housing development, would provide opportunities for developing bridgehead economy. Tai Ho Valley, falling within “Predominant part of Lantau” is identified as one of the sites of nature and cultural conservation in North Lantau for its high ecological value. Moreover, Tai Ho is the third Priority Site for Enhanced Conservation under the NNCP. Largely encircled by the Lantau (North) Country Park, the Area is of high ecological importance. It consists of woodland, grassland/shrubland, streams, coastal mudflat, agricultural field and villages and is identified as a conservation area which aims to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. Segregated from Tung Chung New Town by the mountain backdrop, the Area forms a natural buffer and breathing space between Tung Chung and potential Siu Ho Wan development.

6.21 In addition, as a Country Park Enclave, the Area forms an integral part of the natural system of the adjoining Country Park with a wide spectrum of natural habitats which should be preserved and protected. Tai Ho Stream SSSI designated in 1999 is one of the few remaining medium-sized natural streams of its kind in Hong Kong supporting a high diversity of freshwater and brackish-water fishes in Hong Kong. The ecological information submitted/mentioned by some representations is well noted. In view of the unique landscape and ecological value in Tai Ho, the planning intention for the Area to preserve the natural environment and scenic character of the Area and avoid disturbance to areas with high ecological and landscape values is considered appropriate. No large-scale development should be introduced in order to minimise encroachment onto the sensitive environment and to protect and enhance ecological conservation. **R10 to R1061** and **R1063**’s proposals of public housing and medium-density residential development are not in line with planning intention of the Area. There is no existing infrastructure, such as access road, sewerage and drainage facilities to support any large-scale residential developments and the Housing Department currently has no plan to provide any public housing there. To meet the housing demand of indigenous villagers under the SH Policy, suitable land have been reserved to cater for the need of SH

development and designated as “V” zone on the OZP.

Conservation zonings (R2 to R8, R10 to R1061 and R1063)

- 6.22 The designation of land use zonings on the OZP has taken into account the ecological and scientific values, landscape character, local topography, site characteristics, stakeholders’ views and concerned departmental advice. Special attention has been given to protect the ecological and landscape significance of the Area having regard to the wider natural environment of the Area. Conservation zonings for the coasts, woodlands, natural vegetated areas as well as streams and the riparian zones within the Area in consultation with the Director of Agriculture, Fisheries and Conservation (DAFC) have duly reflected the above considerations.
- 6.23 In particular, the “SSSI” zone on the draft OZP has duly reflected the boundary of the designated Tai Ho Stream SSSI to provide planning guidance and control on the main streams, estuary and major tributaries. The 30m-wide buffer in “CA” zone is to better protect the ecologically important aquatic habitats of both sides of Tai Ho Stream SSSI. The “CA” zone also comprises a patch of mature woodland at the south of Pak Mong village with the intention of preserving the woodland with its existing natural character from disturbance. The “CPA” zone covers the existing natural coastal area with coastal vegetation, mudflat, rocky shore and associated estuarine landscape. Most intertidal areas of Tai Ho Wan have been placed under conservation zonings which offer protection to the aquatic habitats, including horseshoe crabs, against incompatible development.
- 6.24 As advised by DAFC, the “Ecosystem Approach” as highlighted by **R3** and its relevant guidance was described in one of the meetings of the conference of the parties to the CBD. In general, individual parties to the CBD are required to adopt measures with regard to the CBD’s provisions, as well as decisions arising from the meetings of the conference of the parties, as far as possible and as appropriate in the light of specific local circumstances. The Government has been adopting a nature conservation policy and a wide range of measures in line with the objectives of the CBD. In this regard, conservation zonings have already been provided in the subject OZP to protect the natural streams. In particular, the “SSSI” zoning on the draft OZP has duly reflected the designated SSSI boundary to provide planning guidance and control on the site and the 30m-wide “CA” zone on both sides of the Tai Ho Stream SSSI is to protect the aquatic habitats of the SSSI.
- 6.25 Regarding the objection against the designation of “GB” zone for the vast areas of land on the draft OZP (**R10 to R1061 and R1063**), it should be noted that the zoning of “GB” sites is proposed after careful land use review to align with the planning intention of the Area. The “GB” zones generally cover agricultural land, hillslopes, natural vegetations including woodland and shrublands and watercourses in Tai Ho Valley. Designation of the “GB” zone not only conserves the natural and landscape characters of the Area, but also provides a buffer between the village type developments, the natural surroundings and the Country Park. The current “GB” zoning, with its general presumption against development, is appropriate to conserve and reflect the existing natural landscape.

- 6.26 On the other hand, there are concerns about the impacts from permissible SH development in the “GB” zone (**R3, R5 to R8**) and request to rezone “GB” to “GB(1)” or “CA” to alleviate pressure of SH development (**R3, R6 to R8**). In this connection, it should be noted that “GB” zone is a conservation zoning with a general presumption against development. ‘House’ is a Column 2 use which requires planning permission from the Board. Any potential adverse impact from SH development on the surrounding area would be assessed through the planning application system in consultation with departments concerned. Each application will be considered by the Board based on its individual merits taking into account the prevailing planning circumstances, relevant guidelines and relevant departments’ comments. Moreover, activities such as diversion of streams, filling of land/pond or excavation of land in “GB” zone that may cause adverse impacts on the natural environment would require permission from the Board.
- 6.27 It is considered that the conservation zonings of the Area are appropriate while relevant government departments have no adverse comments on the current zonings to preserve the existing natural landscape and habitats as indicated in the planning intention. As advised by DAFC, given the ecological significance of the Area as a whole, large scale public housing and/or residential development in the Area is not supported.
- 6.28 As to the proposal to extend the boundary of the “SSSI” zone (**R5**), DAFC advises that there is currently no plan to enlarge the Tai Ho Stream SSSI and the extent of both “CA” and “CPA” zones are appropriate as there is a general presumption against development in these zones. 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 in “CA” and “CPA” zones. In response to **R5**’s proposal to prohibit reclamation of coastal areas, whatever above or below high tide mark, it should be noted that filling of land under “CPA” and “SSSI” zones requires planning permission from the Board. Any illegal filling of land would be subject to enforcement action under the Ordinance. Also, Director of Lands (D of Lands) advises that any proposed reclamation works in relation to any foreshore and/or sea-bed within the Hong Kong Special Administrative Region (HKSAR) would be subject to the provisions and control of the Foreshore and Sea-bed (Reclamations) Ordinance (Chapter 127).

Protection of waterbodies and their riparian zones (R1 to R9)

- 6.29 Regarding the representations (**R1 to R9**) on the protection of natural streams/watercourses, it should be noted that there are a number of streams/watercourses running through the Area from uphill in the Country Park towards Tai Ho Wan. As advised by DAFC, the current extent of the “SSSI” zone together with the adjoining 30m-wide “CA” zone that covers riparian areas are considered adequate in providing protection to Tai Ho Stream against impact of developments. Except the core part of Tai Ho Stream SSSI which has already been covered by “SSSI” and “CA” zones, most of the major waterbodies, especially Pak Mong Stream and the watercourse to the north of Ngau Kwu Long village are not EIS. These streams are zoned “GB” on the OZP.

- 6.30 Moreover, there is sufficient control in the current administrative system to ensure that individual SH development would not entail unacceptable impacts on the surrounding environment. For SH development, the design and construction of the on-site STS systems need to comply with relevant standards and regulations, such as Environmental Protection Department (EPD)'s Practice Note for Professional Person (ProPECC PN) 5/93 "Drainage Plans subject to Comment by the EPD", for the protection of the water quality of the Area. The ProPECC PN 5/93 has stipulated specific requirements (e.g. percolation test and minimum clearance distance) to ensure satisfactory performance of the STS system.
- 6.31 Besides, operation and maintenance practices for septic tank (e.g. desludging practices) are also given in EPD's "Guidance Notes on Discharges from Village Houses". According to the Environment, Transport and Works Bureau's Technical Circular (Works) No. 5/2005 "Protection of Natural Streams/Rivers from Adverse Impacts arising from Construction Works", for development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities should consult and collate comments from Agriculture, Fisheries and Conservation Department (AFCD) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. The control of water quality and enforcement of water pollution are also governed by the Water Pollution Control Ordinance. Based on EPD's record, there had been no water pollution complaint received in the Area in the past three years.
- 6.32 Lands Department (LandsD), when processing SH grant applications, will consult concerned government departments including EPD, Drainage Services Department (DSD), AFCD and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications to avoid adverse impact of SH development on the surrounding environment. Preservation on streamcourses and sensitive landscape feature will be overseen by the relevant departments during the application process for SH developments. The applicants would also be required to comply with relevant standards and regulations for development proposals/submissions.
- 6.33 In view of the above, the current zoning of "GB" covering the stream/watercourse is considered appropriate to reflect the existing natural landscape and provide adequate planning protection. Moreover, for "GB" and the adjoining "V" zone areas, diversion of streams that may cause adverse impacts on the natural environment should not be undertaken without permission from the Board as stipulated in the Remarks of the Notes. As such, any potential adverse impact on the streams/watercourses would be assessed through the planning application system in consultation with departments concerned. Relevant government departments including AFCD and EPD have been further consulted and they have no objection to the "V" zone boundary.
- 6.34 In addition, the riparian areas of Pak Mong Stream are largely zoned as either "GB" or "CA" while its lower section is partially channelised. The proposed "V" zone in Pak Mong near the stream reflects the current extent of SH development/village access which was in existence before the gazettal of the DPA plan. As for the watercourse that runs between the existing footpath and the abandoned agricultural land in Ngau Kwu Long, DAFC advises that there is no information to show that

this section of watercourse close to the footpath is of particular ecological importance. Given that the watercourse is already included in “GB” zone with a presumption against development, further up-zoning to protect the watercourse as proposed by **R2 and R3** may not be necessary. It should be noted that each streams/watercourses and its riparian area are different and the respective zoning should be considered on its own characters and circumstances.

Zonings for private land (R10 to R1061)

- 6.35 Regarding private land within conservation zonings (**R10 to R1061**), the concerned private land is primarily demised for agricultural purpose under the Block Government lease. Since ‘Agricultural Use’ is always permitted under “CA”, “CPA” and “GB” zones, there is no deprivation of the rights of the land owners and no hindrance to farming activities even not designating the land as “AGR” zone. Villagers can carry out farming practice within these zones. There is also provision in the Notes of the draft OZP to allow for application in “SSSI” zone to the Board for ‘Agricultural Use’.
- 6.36 As to the compensation issues and land owners’ right under Basic Law (**R10 to R1061**), Articles 105 (BL 105) and 120 (BL 120) of the Basic Law protect private property rights in Hong Kong while BL 105 further provides that the Government shall compensate for lawful deprivation of property. Based on the draft OZP, the zoning would unlikely constitute “deprivation” of property for the purpose of BL 105 requiring payment of compensation. The draft OZP would not affect any land owner to transfer or assign his/her interest of land, nor would it leave the land concerned without any meaningful use or economically viable use. Besides, insofar as the zoning restrictions pursue the legitimate aim of conserving and protecting the existing natural landscape, ecological or topographical features of the area and the land concerned could be put to “always permitted uses” and uses that may be permitted with or without conditions on application to the Board, it does not appear inconsistent with the protection of property rights under BL 105. As to BL 120, the purpose is to provide for the validity beyond 30 June 1997 of the leases referred thereto. The land in question was subject to the town planning regime under the Ordinance before the establishment of the HKSAR. BL 120 would not have the effect of exempting the land in question from the town planning regime under the Ordinance after 30 June 1997. The planning restrictions and zoning of the land in question imposed by the draft OZP would not be inconsistent with BL 120.
- 6.37 Regarding suggestion for the Government to establish Conservation Fund to resume all the private land lots falling within the conservation zonings (**R11**), under the prevailing mechanism and existing land resumption policy, the Government will resume and clear private land planned for public works projects, public developments, carrying out site formation works, and providing infrastructure on a need basis. There is no established mechanism for the Government to resume land for conservation purpose alone.
- 6.38 As to **R10 to R1061**’s proposal to zone private farmland “AGR”, DAFC considers the current zonings appropriate to preserve the existing natural landscape while facilitating agricultural activities. Moreover, within these conservation zonings, apart from agricultural use, certain uses are always permitted and specific uses may

be permitted upon approval by the Board. Under the current planning application mechanism, individual may submit application for change of use to the Board for consideration with the necessary technical assessments.

Designation of “V” zone (R1, R3 to R8, R10 to R1061 and R1063)

6.39 There are two divergent views/proposals over the designation of “V” zones i.e. objection to expansion of the “V” zones and proposals to limit the “V” zones for nature conservation versus objection to insufficient “V” zones and proposals to expand the “V” zones for village development. Some representers consider that the “V” zone area is insufficient to meet the long term SH demand for the Area, but some representers consider that the “V” zone is excessive and encroaches upon some ecologically sensitive areas.

6.40 Tai Ho, Ngau Kwu Long, Pak Mong and Wong Kung Tin are the recognised villages in the Area. Thus, there is a need to designate “V” zones at suitable locations to meet the SH demand of local villagers. As advised by District Lands Officer/Islands (DLO/Is), LandsD in October 2016 for further consideration of the draft OZP No. S/I-TH/C, there were 34 outstanding SH applications for the four recognised villages within the Area (including 4 in Pak Mong, 7 in Ngau Kwu Long, 23 in Tai Ho and nil in Wong Kung Tin) and the total of the latest 10-year SH demand forecasts provided by the respective IRRs was 196. Based on PlanD’s preliminary estimate, land required for meeting the SH demand of 230 is about 5.76ha (**Table 1**).

Table 1: Small House Demand for the Tai Ho Area in 2016

Village	Small House Demand Figure in October 2016 (New Demand)		‘VE’ Area (ha)	“V” Zone on the Draft OZP (ha)	Required Land to Meet New Demand (ha)	Available Land on Draft OZP to Meet New Demand (ha)	Percentage of the New Demand met by Available Land (%)
	Outstanding Demand ⁴	10-year Forecast					
Pak Mong	4	72	5.85	2.11	1.9	0.96 (38 SHs)	50%
Ngau Kwu Long	7	64	9.48	2.48	1.78	1.26 (50 SHs)	70%
Tai Ho	23*	60	9.92	1.95	2.08	1.24 (50 SHs)	60%
Wong Kung Tin	0	0	0.80	0	0	0	N/A
Total	34*	196	26.05	6.54	5.76	3.46 (138 SHs)	60%

* As updated by DLO/Is, LandsD in July 2017, the number of the outstanding SH applications increased to 35 for the four recognised villages (including 4 in Pak Mong, 7 in Ngau Kwu Long, 24 in Tai Ho and nil in Wong Kung Tin) and the latest 10-year SH demand forecasts provided by the respective IIRs remained unchanged.

6.41 Given the natural environment, its geological, ecological and landscape value, an incremental approach has been adopted for designation of “V” zones for SH

development with an aim to confining SH development at suitable locations around the existing village clusters so as to avoid undesirable disturbances to the natural environment and to achieve a more orderly development pattern, efficient use of land and provision of infrastructure and services. The boundaries of the “V” zones have been drawn up around existing village clusters having regard to the existing settlement pattern, ‘VE’, building lots, the number of outstanding SH applications, SH demand forecast, local topography, site characteristics, accessibility and concerned departmental advice. Areas of difficult terrain, dense vegetation, ecological sensitive areas, stream courses and burial grounds have been avoided as far as possible. The Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) also advises that some of the land near Tai Ho, Ngau Kwu Long and Pak Mong are overlooked by steep natural terrain which should be taken into account in designating “V” zone.

- 6.42 A total of about 6.54 ha of land is covered by “V” zones on the draft OZP, which represents an increase of 5.27 ha in land area as compared with the “V” zones on the DPA Plan (i.e. 1.27 ha). Within the proposed “V” zones, a total of about 3.46 ha of land is available, equivalent to about 138 SH sites, capable of meeting about 60% of the total SH demand for 230 SHs (**Table 1**). While the area of the proposed “V” zones could not fully meet the SH demand, it is sufficient to meet the outstanding demand (i.e. 34 SHs). In addition, there are provisions to allow for application to the Board for development or redevelopment of SH outside the “V” zone under the OZP.
- 6.43 As to the concern on the over-estimation (**R1**)/under-estimation (**R10 to R1061**) of the SH demand, it should be noted that SH demand forecast is only one of the various factors being considered in drawing up the “V” zone boundary. The forecast is provided by the IIRs to the LandsD and could be subject to changes over time for reasons like aspiration of indigenous villagers currently living outside the village, local and overseas, to move back to the Area in future. LandsD would verify the status of the SH applicant at the stage of SH grant application. For the difference in the percentage of meeting the total SH demand among different OZP, each Country Park enclave should be considered on the circumstances and characteristic of individual areas.
- 6.44 Regarding **R1**, **R10 to R1061** and **R1063**’s concerns on ownership of the land within the “V” zones (**Plan H-4**), it should be noted that land ownership should not be a material planning consideration in formulating the land use zones as it could change over time.
- 6.45 In relation to representation in further extending all “V” zones in the Area (**R10 to R1061**) (**Drawing H-1**), the draft OZP with the current extent of “V” zones have struck a balance between nature conservation and respecting the rights of indigenous villagers for SH development (**Plan H-4**). For **R10 to R1061**’s proposal to extend the “V” zone of Tin Liu to cater for future SH development, as advised by DLO/Is, LandsD, Tin Liu is not a recognised village under the New Territories SH Policy and there are no records of SH application and the 10-year SH forecast of Tin Liu. The existing village cluster at Tin Liu falls partly within the riparian zone of Tai Ho Stream and the adjoining area is currently covered by woodland, and hence “V” zone is only designated to cover the existing village cluster. It should be

noted that available land has been reserved for SH development in “V” zone at Ngau Kwu Long which is within the same “VE” covering Ngau Kwu Long and Tin Liu. Eligible villagers of Tin Liu can apply for construction of SHs within the “V” zones in the Area. For **R10 to R1061**’s proposal to extend the “V” zone covering the private lots to the further south of Tai Ho with building entitlement, the private lots are located away from existing village cluster and overgrown with vegetation amidst the woodland/shrubland. It is considered not appropriate to extend the “V” zone to cover these isolated private lots, having regard to their possible adverse impacts on the natural environment and landscape. In view of the above, the current zoning of “GB” is considered more appropriate, while flexibility is provided through the planning application system to allow house development under the “GB” zone on application to the Board. Furthermore, as stated in paragraph 6.41, the boundaries of the “V” zones have been drawn up having regard to various factors. Areas of difficult terrain, dense vegetation, ecological sensitive areas, stream courses and burial grounds have been avoided as far as possible. Should there be a genuine need to use the land outside the “V” zone for SH development, there is provision in the Notes of the draft OZP to allow for application in “GB” zone to the Board. Each application would be considered on its individual merits taking into account relevant guidelines of the Board.

Control stipulated in the Notes of the OZP (R5, R10 to R1061)

- 6.46 The villagers raise concerns on the restrictions imposed under the “CA” and “CPA” zones would prohibit their daily farming and mooring activities (**R10 to R1061**). It should be noted that the objective of the draft OZP is to indicate the broad land-use zonings for the Area so that development and redevelopment therein can be put under statutory planning control. The “CPA” zone covers the existing coastal area only. According to the Notes of the Plan, ‘Agricultural Use (other than Plant Nursery)’ is Column 1 use under “CA” and “CPA” zones. Normal farming, fishing and mooring activities would not be affected by the “CA” and “CPA” zonings, provided that such uses also conform to any other Government requirements and any other relevant legislation, if applicable. In addition, no action is required (under the Town Planning Ordinance) to make the use of any land or building which was in existence immediately before the first gazettal of draft DPA Plan. There is established practice to verify the existing use or buildings/structures which was in existence before the first publication of DPA plan, through the record of on-site land use survey and aerial photo.
- 6.47 For concerns about repairing and rebuilding SHs, in particular those located within conservation zonings, according to the covering Notes of the draft OZP, maintenance, repair or demolition of a building, rebuilding of NTEH, replacement of an existing domestic building in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan by a NTEH are permitted in “GB” zone. As for “CA” and “CPA” zones, there is also provision under the OZP for planning application for redevelopment of house in a scale not exceeding the plot ratio, site coverage and height of the existing house within these zones which would be considered by the Board on case by case basis. The practice to verify the existing building mentioned in paragraph 6.46 above is also applicable in considering application for redevelopment of house within “CA” and “CPA” zones.

- 6.48 Flexibility has been provided in the covering Notes of the Plan for permitting local public works, road works, sewerage works, drainage works, environmental improvement and such other public works co-ordinated or implemented by Government, which are generally necessary for provision, maintenance, daily operations and emergency repairs of local facilities for the benefits of the public and/or environmental improvement. In addition, any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other Government requirements and any other relevant legislation. There is established practice for government departments including EPD, DSD, AFCD and PlanD being consulted on the proposed public work in order to avoid adverse impact on the surrounding environment. As such, it would not be in the public interest to impose requirement of further approval under the Plan for such works as this might cause unnecessary delay to such essential works and adversely affect the public. For temporary use or development of any land or building not exceeding a period of three years, permission from the Board is also required and thus, relevant government departments would be consulted through the planning application system.
- 6.49 There are adequate provisions under the Notes of the draft OZP to prohibit or control uses and activities with potential adverse impact on the ecology and environment. The current control in relevant zones is considered appropriate.
- 6.50 For **R5**'s proposal of removing 'House' from Column 2 use in "GB" zone, as stated in paragraph 6.26, it should be noted that "GB" zone is a conservation zoning with a general presumption against development. The Notes of the "GB" zone primarily follows the Master Schedules of Notes (MSN) agreed by the Board. 'House' is a Column 2 use which requires planning permission from the Board. Each application will be considered by the Board based on its individual merits taking into account the prevailing planning circumstances, relevant guidelines and relevant departments' comments. The current Notes for "GB" zone is considered appropriate.
- 6.51 Regarding **R5**'s proposal of revising of the Notes for more stringent control to prohibit building structures and/or ground paving for 'Agricultural Use' in "CPA", "CA" and "GB" zones, as advised by DAFC, agricultural structures, such as storeroom, rain shelter and greenhouse, may be required for farming purposes. However, for ground paving or excavation activities that involving diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 of the uses or developments always permitted under the covering Note in "SSSI", "CPA", "CA" and "GB" zones that may cause adverse impacts on the natural environment should not be undertaken without permission from the Board. For their proposal of prohibiting 'plant nursery' and 'amenity planting' in "SSSI", "CPA" and "CA" zones, it should be noted that according to the covering Notes of draft OZP, the provision of 'plant nursery' and 'amenity planting (other than by Government)' require planning permission from the Board.

“Destroy First, Build Later” (R1 and R5)

- 6.52 As to the issue of ‘Destroy First, Build Later’ raised by **R1 and R5**, it should be noted that the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned. The Board has well established practice in dealing with “Destroy First, Build Later” cases. Should unauthorised development be found in the Area, enforcement action will be instigated under the Ordinance as appropriate.

Provision of transport and infrastructure facilities (R10 to R1061 and R1063)

- 6.53 At present, there is no overall programme for the improvement or provision of infrastructure and/or GIC facilities within the Area. Relevant works departments would keep in view the need for infrastructure subject to detailed consideration and assessments on, inter alia, population, provision standards and resources availability in consultation with relevant government departments. For sewerage facility (**R10 to R1061, R1063**), DEP confirms that there is no existing or planned public sewer serving the Tai Ho area. Developments thereat shall be required to make their own provisions for the treatment and disposal of sewage to meet the Water Pollution Control Ordinance (WPCO) requirements. Chief Engineer/Hong Kong & Islands of DSD advises that there is no committed/planned drainage system within the Area. If any development or re-development within the Area which may affect the drainage system or change the drainage characteristic, detailed drainage study would be required and suitable mitigation measures should be provided, if necessary, as part of the development or re-development. Concerned government departments have not put forth any request for land reservation within the Area for road use or drainage and sewerage facilities as well as other GIC facilities. Commissioner for Transport (C for T) has no plan to implement any works on road access within the Area at this moment. Project Manager (Hong Kong Island & Islands), Civil Engineering and Development Department also has no proposed infrastructure works in Tai Ho.
- 6.54 Notwithstanding the above, if concerned departments have plans to provide infrastructure facilities in the Area, flexibility has been provided in the covering Notes of the OZP for carrying out of 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 which are in general always permitted on land falling within the boundaries of the Plan. Regarding the repair and maintenance of embankment within the “SSSI” zone, according to the covering Notes of the OZP, maintenance or repair of watercourse is always permitted in areas zoned “SSSI”, “CPA” and “CA”. However, activities involving diversion of streams, filling of land/pond or excavation of land require planning permission from the Board so as to better protect the ecologically sensitive area.

Development proposal submitted by R1063

- 6.55 The NNCP introduced in 2004 promulgated two schemes that are applicable at the Priority Sites for Enhanced Conservation, namely the Public-Private Partnership (PPP) scheme and the MA scheme. Under the PPP scheme, developments at an agreed scale would be allowed at the ecologically less sensitive portion of any of the priority sites identified provided that the developer undertakes to conserve and manage the rest of the site that is ecologically more sensitive on a long-term basis. Details of the funding and land arrangements of the PPP scheme are set out in the Town Planning Board Paper No. 8869. Under the MA scheme, funding support would be granted through the Environment and Conservation Fund to enable competent non-governmental organisations (NGOs) to enter into agreements with landowners for enhancing the conservation of the sites concerned.
- 6.56 In relation to **R1063**'s proposal of a "MA approach in conjunction with development", DEP considers that it is neither a PPP scheme nor an MA scheme under the NNCP and the proposal does not conform with the agreed framework of the NNCP. In particular, under the MA scheme there should only be agreements between NGOs and landowners/tenants over the management of the site, but no element of development of the site. Besides, as the MA scheme should be applicable to the whole Priority Site regardless of its statutory zoning, the proposed expansion of "CA" zone would not enable the MA scheme to take place as suggested in the proposal of the representation. DEP advises that the proposal is not supported from NNCP perspective.
- 6.57 In addition, the medium-density residential development put forward by **R1063** within their proposed "Residential (Group A)" zone and three "Residential (Group B)" zones (**Drawing H-2a to H-2c** and **Plan H-2**) would likely involve large scale vegetation clearance and would cause disturbance to the surrounding sensitive conservation area. DAFC advises that the study areas of the various EIA studies mentioned in the supplementary Ecological Review do not or only partially cover the Tai Ho Priority Site. Additional field survey information is largely limited. There is insufficient information to allow an assessment of the ecological impact of the development proposal. Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) considers that the proposed residential development with plot ratio ranging from 2.1 to 4.0 as well as building height ranging from 61mPD to 139mPD (10 to 39 storeys) would change the overall rural and tranquil characters of the Area. The bulk and height of the proposed residential towers are incompatible with the existing rural and natural character and would impose significant adverse visual impact. The preliminary visual impact review carried out as a technical assessment in supporting the proposed development submitted by **R1063** is fraught with problems, deficiencies, and it does not follow any established methodology of visual impact assessment. The preliminary visual impact review is considered unacceptable without logical analysis and assessment. As all development sites with associated slope works are in direct conflict with existing natural shrubland/grassland of high sensitivity, significant landscape impacts are anticipated. However, there is no evaluation of the sensitivity and magnitude of landscape impact in **R1063**'s submission. C for T considers that there is insufficient information in the traffic and transport analysis to substantiate the development proposal from the traffic perspective and she has concern on the status of the

proposed access road and future maintenance responsibility. DAFC considers, in view of the ecological significance of the planning area as a whole, the proposed scale of development by **R1063** is excessive and undesirable from the nature conservation perspective. The assessments submitted cannot demonstrate that there would not be any adverse impacts on the surrounding environment. In terms of the proposed open space to the north of Pak Mong, provision of open space within the “GB” zone is always permitted according to the covering Notes of the OZP. However, there is no requirement for any open space provision and DLCS has no plan to develop any open space there. It is considered that the designation of “GB” zone, instead of “O” proposed by **R1063** is appropriate.

- 6.58 In respect of the proposed education and recreational development, e.g. eco-heritage education centre, flexibility has been allowed in the draft OZP. The Notes of the “GB” zone generally follows the MSN which includes uses like ‘Field Study/Education/Visitor Centre’ that may be considered by the Board under the planning application system to allow flexibility for provision of such facilities that may be compatible with the surrounding area for public education and recreation purposes. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances.

Other (R10 to R1061)

- 6.59 With regard to Leung Ma Temple (**R10 to R1061**) which is in fact a shrine located at the western shore of Tai Ho Wan, it is currently covered by the proposed “CPA” zone. As the shrine was physically in existence before the first publication in the gazette of the draft Tai Ho Development Permission Plan, it is an ‘existing use’ of which the occupation and operation would not be affected by the subject “CPA” zone. In view of the nature and scale of the shrine, it is generally not practical to zone the site as “G/IC” in this small-scale plan. For the local villagers’ concern on its future maintenance work, according to covering Notes of the draft OZP, maintenance or repair of shrine are always permitted in areas zoned “CPA”. There is also provision under the OZP for planning application for provision (including redevelopment) of shrine in the “CPA” zone which would be considered by the Board on case by case basis.

Responses to Grounds of Comments

- 6.60 The views of the commenters as highlighted in paragraph 3 are similar to the grounds of representations. The assessments in paragraphs 6.1 to 6.59 above are relevant. Detailed responses to the comments are provided in **Annex IV**.

7. Consultation

- 7.1 The following government departments have been consulted and their comments have been incorporated in the above paragraphs and the response in **Annex IV** where appropriate:

- (a) Director of Agriculture, Fisheries and Conservation;
- (b) Director of Environment Protection;

- (c) Director of Housing;
- (d) Project Manager (Hong Kong Island and Islands), Civil Engineering and Development Department;
- (e) Principal Project Coordinator/TMCLKL, HZMB Hong Kong Project Management Office, Highways Department;
- (f) Chief Engineer/Construction, Water Supplies Department;
- (g) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (h) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- (i) District Lands Officer/Islands, Lands Department;
- (j) Chief Town Planner/Strategic Planning, Planning Department;
- (k) Chief Town Planner/Urban Design and Landscape, Planning Department; and
- (l) Chief Town Planner/Central Enforcement & Prosecution, Planning Department.

7.2 The following government departments have been consulted and they have no major comment on the representations and comments:

- (a) Commissioner for Transport;
- (b) Antiquities and Monuments Office, Leisure and Cultural Services Department;
- (c) Director of Leisure and Cultural Services;
- (d) Director of Food and Environmental Hygiene;
- (e) Director of Fire Services;
- (f) Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department;
- (g) Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- (h) Chief Engineer/Port Works, Civil Engineering Office, Civil Engineering and Development Department;
- (i) Chief Highway Engineer/New Territories East, Highways Department;
- (j) District Officer (Islands), Home Affairs Department;
- (k) Director-General of Civil Aviation;
- (l) Director-General of Communications;
- (m) Director Electrical and Mechanical Services;
- (n) Commissioner of Police; and
- (o) Controller, Government Flying Service.

8. Planning Department's Views

The supportive views of **R1 (part) to R5 (part)** are noted. Based on the assessments made in paragraph 6 above and for the following reasons, PlanD does not support the remaining views of **R1 to R5** and the views of **R6 to R1063** and considers that the draft OZP should not be amended to meet the representations:

Planning intention

- (a) The general planning intention and designation of “SSSI”, “CA”, “CPA”, “GB” and “V” zonings on the draft OZP have duly reflected the habitats of high ecological

and scientific values in the Area, as well as landscape character, local topography and site characteristics. No large-scale development should be introduced in order to minimise encroachment onto the sensitive environment and to protect and enhance ecological conservation. Public housing and medium-density residential development are not in line with the planning intention of the Area. There is also no existing infrastructure to support any large-scale residential developments. **(R10 to R1063)**

Conservation zonings

- (b) The “SSSI” zone has duly reflected the boundary of the designated Tai Ho Stream SSSI. The 30m-wide buffer in “CA” zone is to better protect the ecologically important aquatic habitats of both sides of Tai Ho Stream SSSI. The “CPA” zone covers the existing natural coastal area with coastal vegetation, mudflat, rocky shore, and associated estuarine landscape. The “GB” zones generally cover agricultural land, hillslopes, natural vegetations including woodland and shrublands and watercourses in Tai Ho Valley. The designation of “GB” zone not only conserves the natural and landscape characters of the Area, but also provides a buffer between the village type developments, the natural surroundings and the Country Park. Under “GB” zone, ‘House is a Column 2 use which requires planning permission from the Board. Moreover, activities such as diversion of streams, filling of land/pond or excavation of land in “SSSI”, “CPA”, “CA” and “GB” zones that may cause adverse impacts on the natural environment would require permission from the Board. The designation of conservation zonings on the OZP is considered appropriate taking into account all the relevant planning considerations. **(R3, R5 to R8, R10 to R1063)**

Protection of waterbodies and their riparian zones

- (c) There is sufficient control in the current administrative system to ensure that individual SH development within the “V” zone would not entail unacceptable impacts on the surrounding environment. Given that the watercourses are already included in “GB” zone with a presumption against development, further up-zoning to protect the watercourses may not be necessary. Each watercourses and its riparian area are different and the respective zoning should be considered on its own characters and circumstances. **(R1 to R8)**

Zonings for private land

- (d) Most private land within the “CPA”, “CA” and “GB” zones are agricultural lots and ‘Agricultural Use’ is always permitted on land in these zones. There is provision in the Notes of the draft OZP to allow for application in “SSSI” zone to the Board for ‘Agricultural Use’. **(R10 to R1061)**
- (e) Private land would not be resumed for nature conservation purpose per se according to the prevailing government policy. The development rights of the respective private land owners would, however, not be totally deprived as the land can be put to ‘always permitted uses’ and other uses as long as planning approval is obtained. The draft OZP would not in any way affect the owners’ right to assign or transfer the interests in their land; the designation of conservation zonings on the draft OZP

would not contradict the Basic Law. **(R10 to R1061)**

- (f) The current conservation zonings, instead of “AGR”, for farmland are appropriate to preserve the existing natural landscape while facilitating agricultural activities. Moreover, within these conservation zonings, apart from agricultural uses, certain uses are always permitted and specified uses may be permitted upon approval by the Board. **(R10 to R1061)**

Designation of “V” zone

- (g) The planning intention of the “V” zone is to designate both existing recognised villages and areas suitable for village expansion. The boundaries of the “V” zones for the villages are drawn up around existing house clusters having regard to ‘VE’, settlement pattern, building lots, local topography, site characteristics, accessibility, outstanding SH application, SH demand forecast and concerned departmental advice. Environmentally and ecologically sensitive areas and steep topography have been excluded. **(R1, R3 to R8, R10 to R1061 and R1063)**
- (h) The SH demand forecast/landownership is only one of the various factors being considered in drawing up the “V” zone boundary and they are both subject to variations over time. Given the natural environment, its ecological and landscape values coupled with its potential natural terrain landslide hazards, it is appropriate to adopt an incremental approach for designation of “V” zone with an aim to confine SH development at suitable locations. Each Country Park enclave should be considered on the circumstances and characteristic of individual areas. **(R1, R10 to R1061 and R1063)**
- (i) The current extent of “V” zones has struck a balance between natural conservation and respecting the rights of indigenous villagers for SH development. Moreover, there are provisions to allow for application to the Board for development or redevelopment of SH outside the “V” zone under the OZP. **(R10 to R1061)**

Control stipulated in the Notes of the OZP

- (j) The Notes for all zones generally follow the MSN including uses which may be considered by the Board under the planning application system. This allows flexibility for development proposals and the provision of different facilities that may be compatible with the surrounding area for public use or/and enjoyment. The current Notes and restriction stipulated on the OZP are considered appropriate. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances. **(R5)**
- (k) Diversion of stream, filling of land and/pond or excavation of land within “GB”, “CA” and “CPA” zones require planning permission from the Board. The current requirements are considered appropriate. **(R5)**
- (l) Flexibility has been provided in the covering Notes of the Plan for public works coordinated and implemented by Government. There are administrative mechanisms to ensure that the environmental impacts of such works/temporary use/development would be properly addressed. **(R5)**

- (m) Normal farming, fishing and mooring activities would not be affected by “CA” and “CPA” zonings, provided that such uses also conform to any other government requirements and any other relevant legislation, if applicable. 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 the draft OZP. **(R10 to R1061)**
- (n) The Notes of the conservation zones primarily follows the MSN. ‘House’ is a Column 2 use in “GB” zone while provision of ‘plant nursery’ and ‘amenity planting (other than by Government)’ in “SSSI”, “CPA” and “CA” zones require planning permission from the Board. The current control in relevant zones is considered appropriate. **(R5)**

“Destroy First, Build Later”

- (o) The Area is subject to the statutory planning control and provisions on enforcement under the Town Planning Ordinance. Any deliberate action to destroy the rural and natural environment would not gain sympathy from the Board. The Board has well established practice in dealing with “Destroy First, Build Later” cases. **(R1 and R5)**

Provision of transport and infrastructure facilities

- (p) The need and timing of provision of infrastructure and government, institution or community facilities in the Area would depend on, inter alia, population, provision standards and resources availability in consultation with relevant government departments. **(R10 to R1061 and R1063)**
- (q) According to the Notes of the OZP, 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 are always permitted in the Area. **(R10 to R1061 and R1063)**

Development proposal submitted by R1063

- (r) The proposed scale of development is excessive and undesirable from the nature conservation perspective and the proposal is neither a PPP scheme nor an MA scheme under the NNCP. The submission has not demonstrated that the proposal would have no adverse impacts on the surrounding environment. **(R1063)**

Other

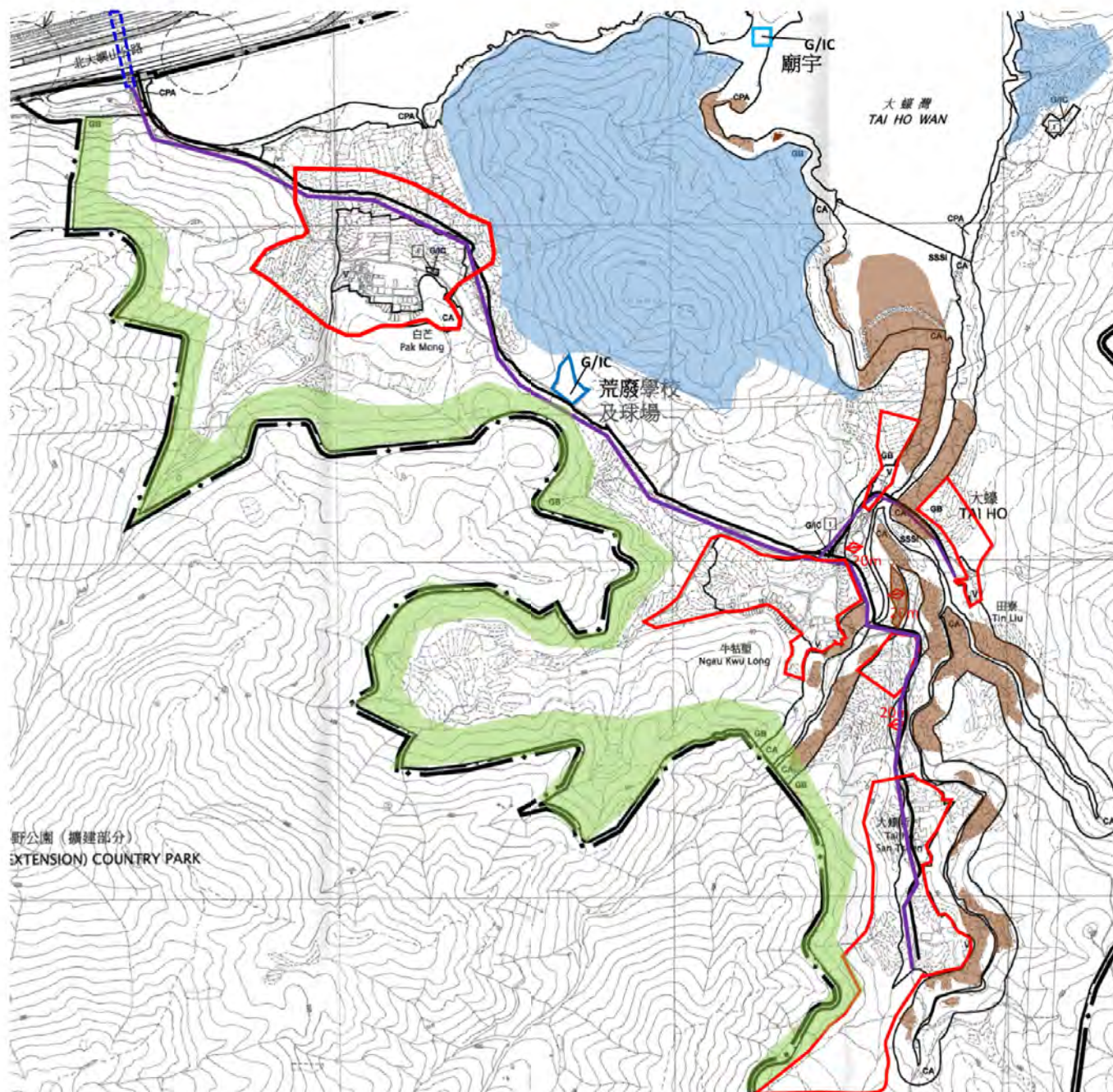
- (s) In view of the nature and scale of the shrine, it is generally not practical to zone the site as “G/IC” in this small-scale plan. According to covering Notes of the draft OZP, maintenance or repair of shrine are always permitted in areas zoned “CPA”. **(R10 to R1061)**

9. Decision Sought

The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendments to the draft OZP to meet/partially meet the representations.

10. Attachments

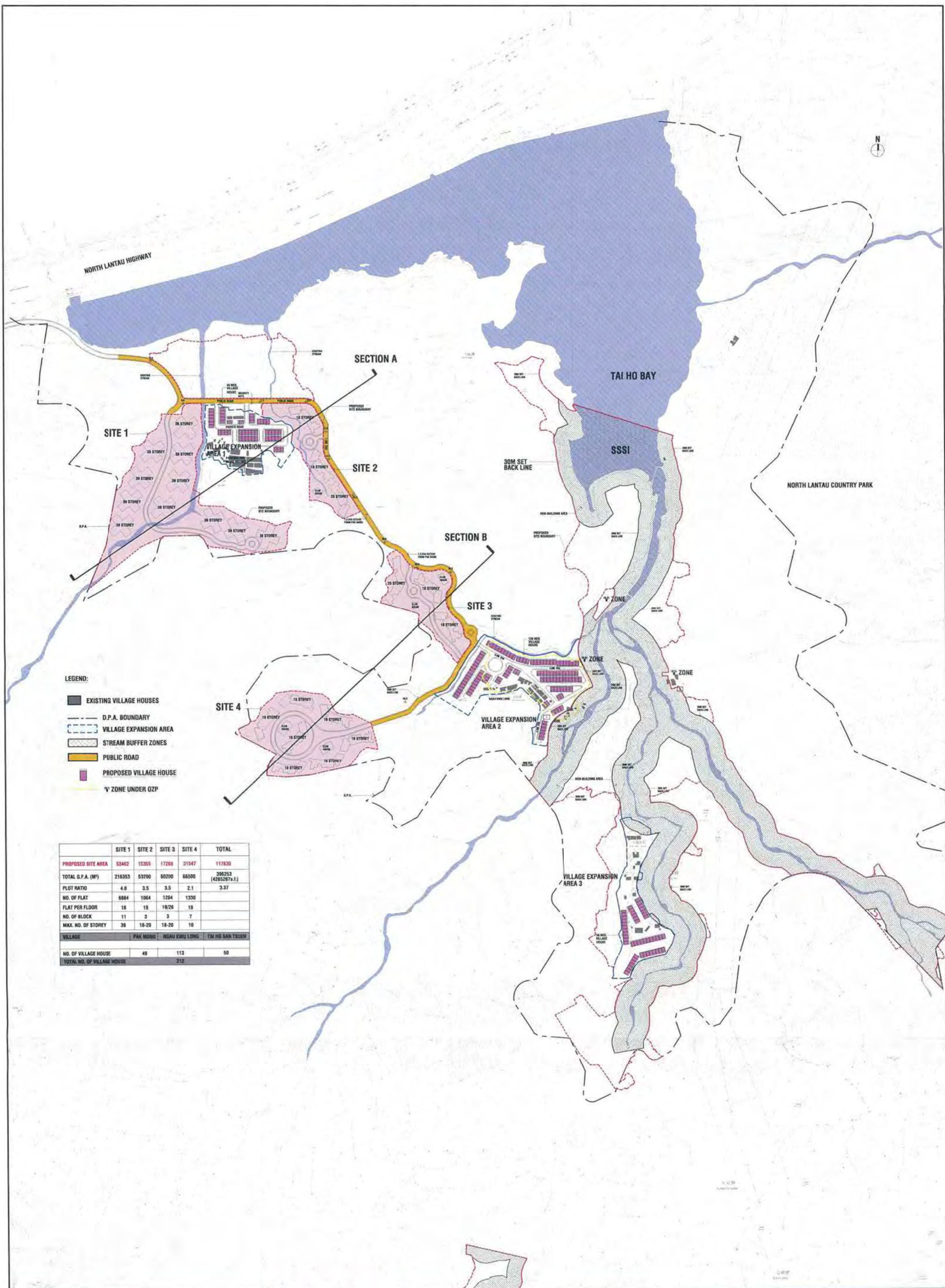
Annex I	Submissions of Representations and Samples of Standard Letters/Emails
Annex II	Submissions of Comments
Annex III	CD-ROM Containing the Names of All Representers and Commenters as well as Their Submissions (for TPB Members only)
Annex IV	Summary of the grounds of Representations/representers' proposal and Comments on Representations and PlanD's Responses
Drawing H-1	Proposals of Representers (R10 – R1061)
Drawings H-2a to H-2c	Proposals of Representer (R1063)
Plan H-1	Draft Tai Ho Outline Zoning Plan No. S/I-TH/1
Plan H-2	Location Plan
Plan H-3	Aerial Photo
Plan H-4	Land Ownership Status
Plans H-5a & H-5b	Proposal of Representers (R10 – R1061)
Plans H-6a & H-6b	Proposals of Representers (R10 – R1061)
Plans H-7a & H-7b	Proposal of Representers (R2 & R3)
Plans H-8a & H-8b	Proposals of Representer (R1063)
Plans H-9a & H-9b	Proposal of Representer (R1063)
Plans H-10a & H-10b	Proposal of Representer (R1063)
Plans H-11a & H-11b	Proposal of Representer (R1063)
Plans H-12a & H-12b	Proposal of Representers (R10 – R1061)
Plans H-13a & H-13b	Proposal of Representers (R10 – R1061)
Plans H-14a & H-14b	Proposal of Representers (R10 – R1061)
Plans H-15a & H-15b	Proposal of Representers (R10 – R1061)
Plans H-16a & H-16b	Proposals of Representers (R10 – R1061, R1063)



- 鄉村式發展
- 排污及排水渠
- 通道
- 政府、機構或社區
- 改善現有隧道通往未來東涌東發展區
- 農地
- 公營房屋
- 綠化帶

參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

繪圖
DRAWING
H - 1



MASTER LAYOUT PLAN

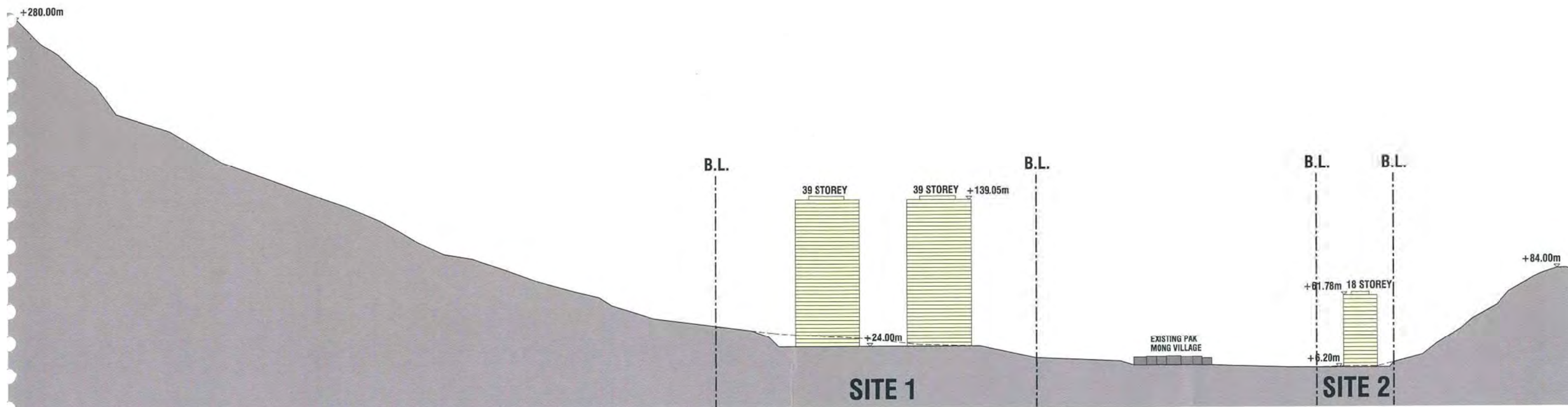
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(INDICATIVE ONLY)

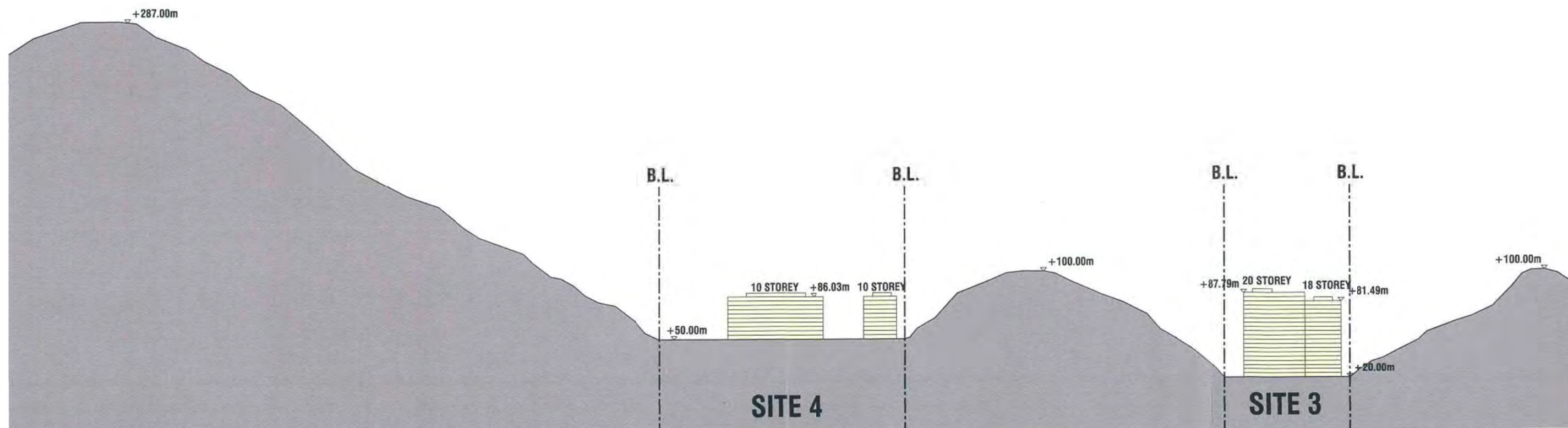
15/5/2017

參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

繪圖
DRAWING
H - 2b



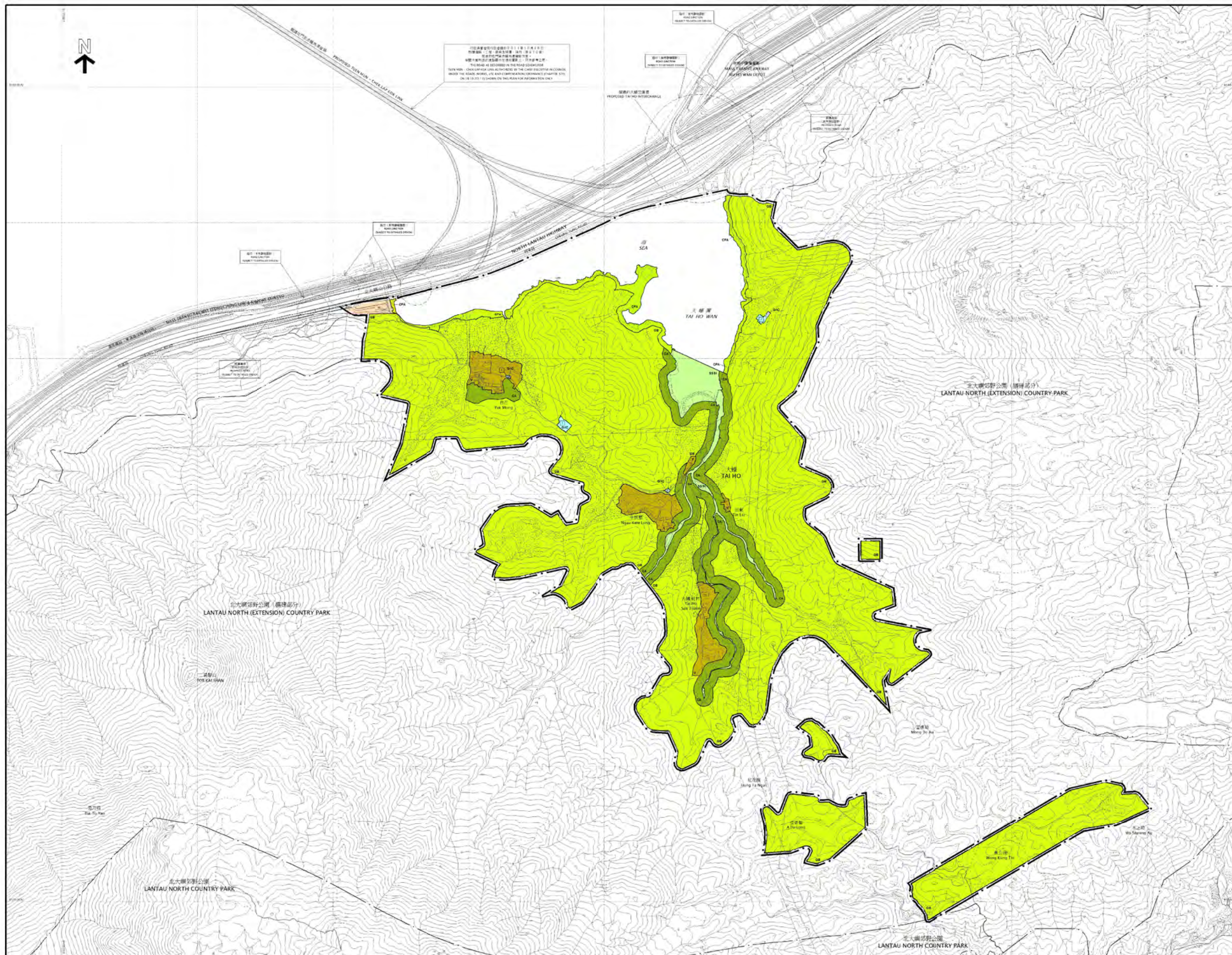
SECTION A



SECTION B

1:3000 in A3

參考編號 REFERENCE No.	繪圖 DRAWING
R/S/I-TH/1-1 to 1063	H - 2c



圖例 NOTATION		地帶
ZONES		
VILLAGE TYPE DEVELOPMENT	OR	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	ORC	政府、機構或社區
GREEN BELT	GB	綠帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
SITE OF SPECIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃區界線
BOUNDARY OF COUNTRY PARK		郊野公園界線
MAXIMUM BUILDING HEIGHT (IN METERS OR FEET)		最高樓宇高度 (以米或呎計算)
土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		
USES	大約總發展面積 APPROXIMATE AREA IN H.A.	用途
	公頃 HECTARES	平方呎 SQUARE FEET
VILLAGE TYPE DEVELOPMENT	8.54	3,301
GOVERNMENT, INSTITUTION OR COMMUNITY	0.31	0.10
GREEN BELT	106.70	84,002
CONSERVATION AREA	10.41	7,771
COASTAL PROTECTION AREA	4.20	2,112
SITE OF SPECIAL SCIENTIFIC INTEREST	4.84	2,344
MAJOR ROAD ETC.	0.40	0.29
TOTAL DEVELOPMENT AREA	130.40	100,000
SEA	0.00	0
TOTAL PLANNING SCHEME AREA	230.10	180,000

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

2017年3月24日 經香港城市規劃條例第5條顯示的
草案圖則 EXHIBITED UNDER SECTION 5 OF THE TOWN
PLANNING ORDINANCE ON 24 MARCH 2017

Signed: Ms Jacinta K. C. Woc 胡潔茵女士 署理
SECRETARY 城市規劃委員會秘書
TOWN PLANNING BOARD

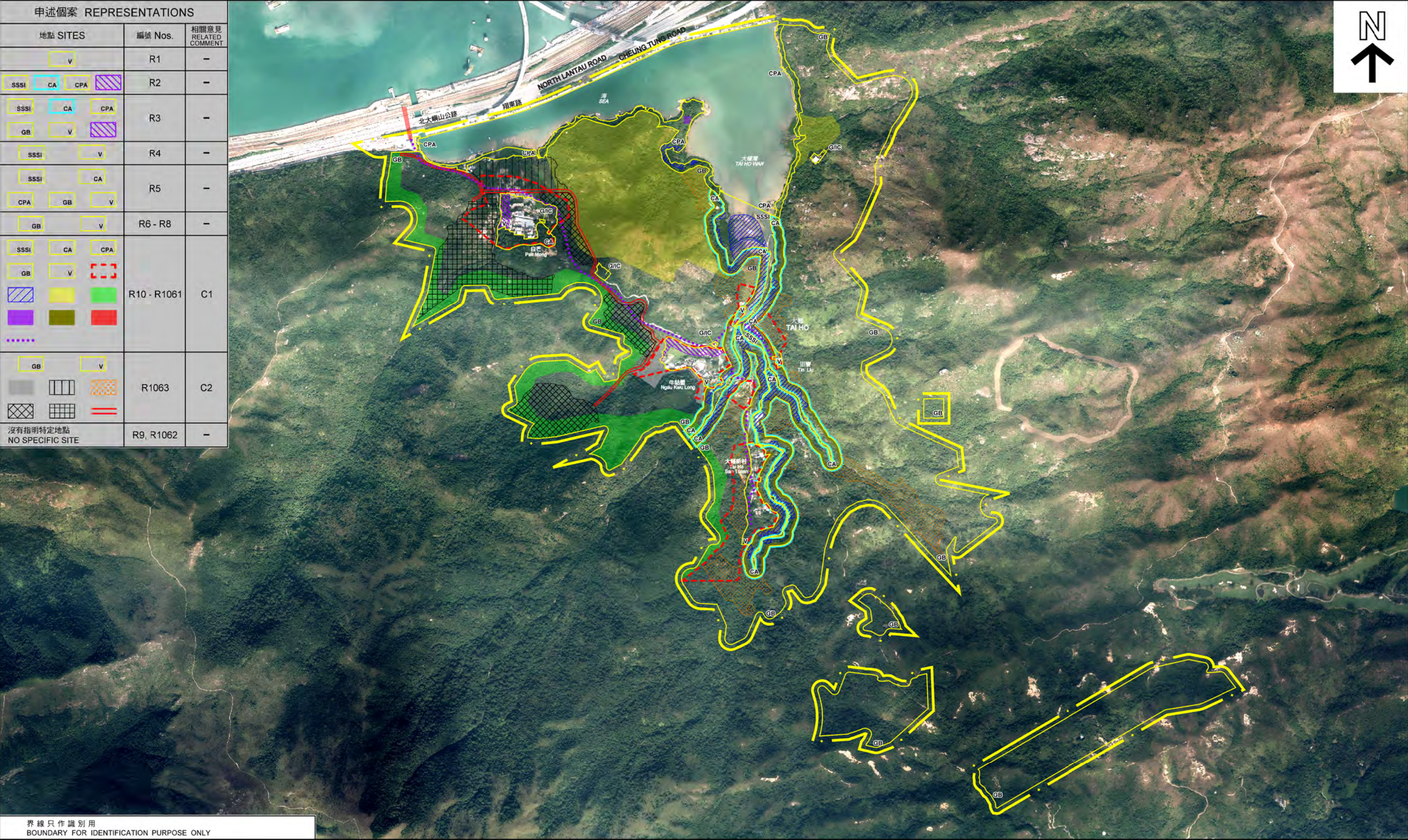
香港城市規劃委員會依據城市規劃條例擬備的大蠔分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI HO - OUTLINE ZONING PLAN

SCALE 1:5000

經香港城市規劃委員會預示發展
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD

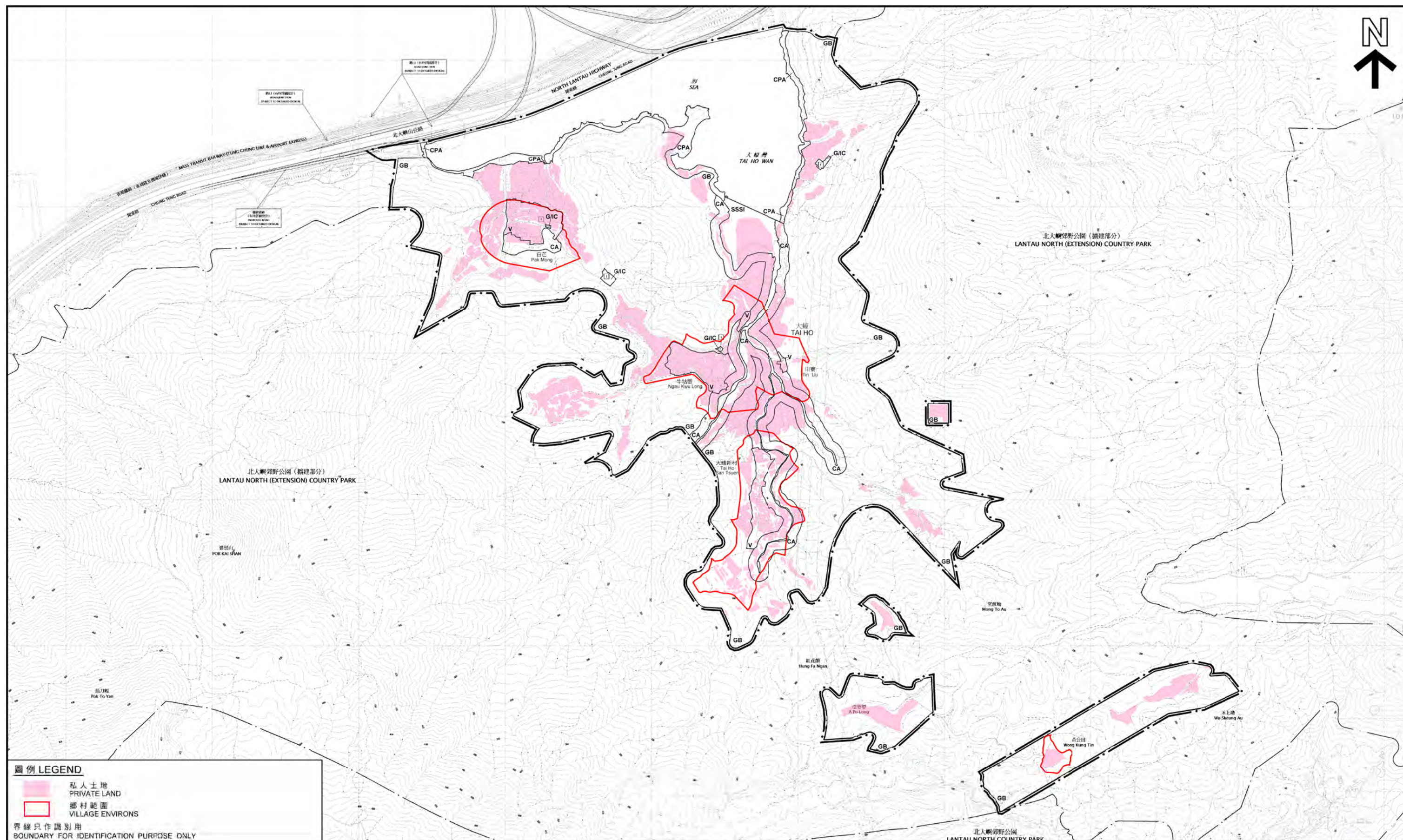
圖則編號
PLAN No. S/I-TH/1

申述個案 REPRESENTATIONS		
地點 SITES	編號 Nos.	相關意見 RELATED COMMENT
V	R1	—
SSSI CA CPA	R2	—
SSSI CA CPA GB V	R3	—
SSSI V	R4	—
SSSI CA CPA GB V	R5	—
GB V	R6 - R8	—
SSSI CA CPA GB V Hatched Yellow Green Purple Olive Red Dotted	R10 - R1061	C1
GB V Hatched Yellow Green Hatched Yellow Green	R1063	C2
沒有指明特定地點 NO SPECIFIC SITE	R9, R1062	—



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<p>本摘要圖於2017年10月20日凝備， 所根據的資料為地政總署於2017年1月23日拍得的航攝照片 EXTRACT PLAN PREPARED ON 20.10.2017 BASED ON AERIAL PHOTOS TAKEN ON 23.1.2017 BY LANDS DEPARTMENT</p>		<p>航攝照片 AERIAL PHOTO</p> <p>就大蠔分區計劃大綱草圖編號 S/I - TH/1 提出的申述個案編號 R1 - R1063 以及相關意見個案編號 C1 - C2 作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1 - R1063 AND RELATED COMMENTS No. C1 - C2 DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1</p>
		<p>規劃署 PLANNING DEPARTMENT</p>
		<p>參考編號 REFERENCE No. R/S/I-TH/1-1 to 1063</p>
		<p>圖 PLAN H - 3</p>



圖例 LEGEND

- 私人土地
PRIVATE LAND
- 鄉村範圍
VILLAGE ENVIRONS

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月3日擬備，
所根據的資料為於2017年3月24日
展示的分區計劃大綱草圖編號S/I-TH/1
EXTRACT PLAN PREPARED ON 3.10.2017
BASED ON OUTLINE ZONING PLAN No.
S/I-TH/1 EXHIBITED ON 24.3.2017

土地業權 LAND OWNERSHIP STATUS

就大蠔分區計劃大綱草圖編號S/I-TH/1
提出的申述個案編號R1-R1063以及相關意見個案編號C1-C2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 - R1063 AND RELATED COMMENTS No. C1 - C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

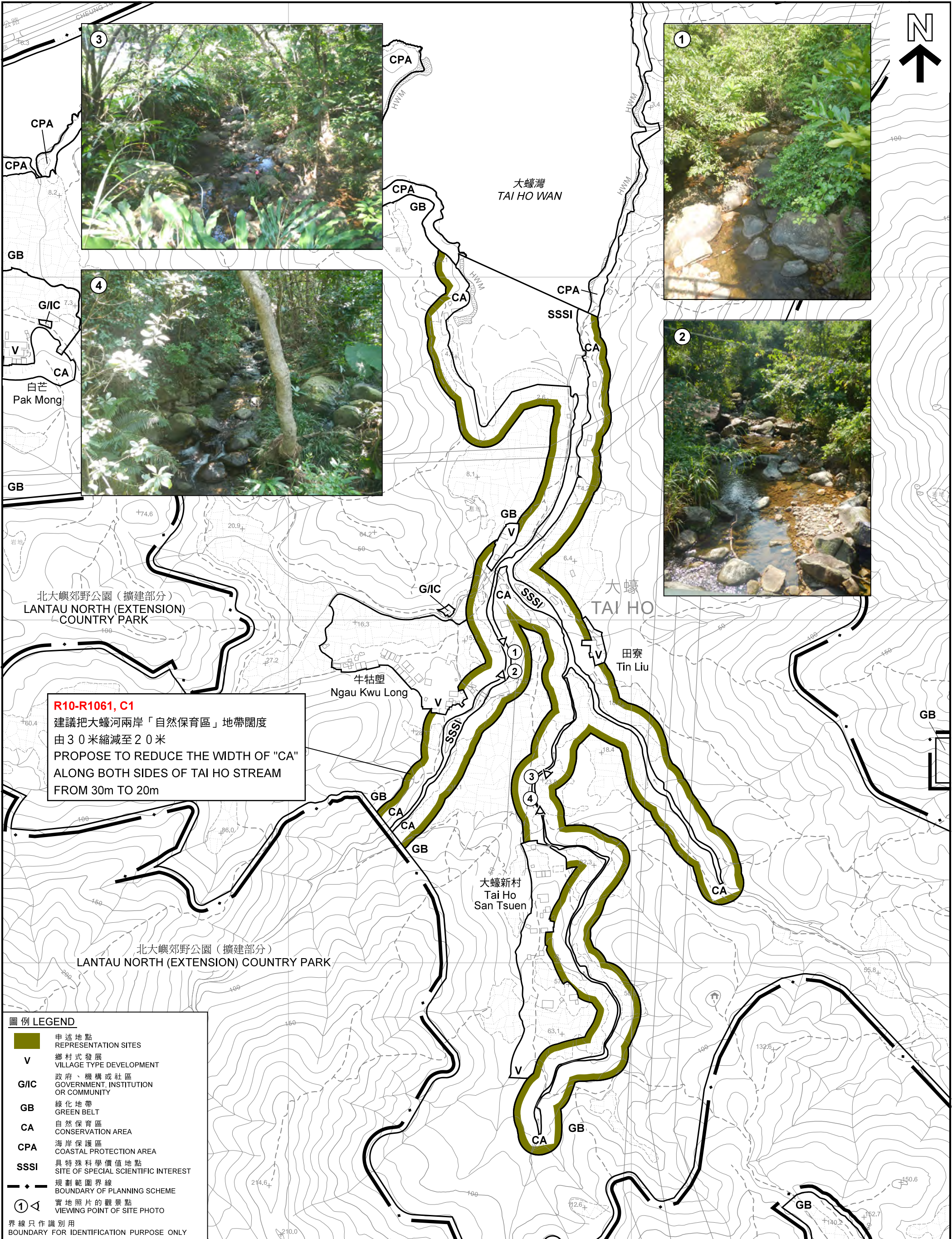
SCALE 1 : 12 000 比例尺
200 0 200 400 600 800 1000
METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 4



平面圖 SITE PLAN

本摘要圖於2017年10月24日擬備，
所根據的資料為地形圖iB5000組別編號
9-SE-B、10-NW-C及10-SW-A
及攝於2017年10月23日的實地照片
EXTRACT PLAN PREPARED ON 24.10.2017
BASED ON TOPOGRAPHIC MAP iB5000 SERIES
No. 9-SE-B, 10-NW-C & 10-SW-A
AND SITE PHOTOS TAKEN ON 23.10.2017

就大蠔分區計劃大綱草圖編號S/I-TH/1
提出的申述個案編號R10-R1061以及相關意見個案編號C1作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061 AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

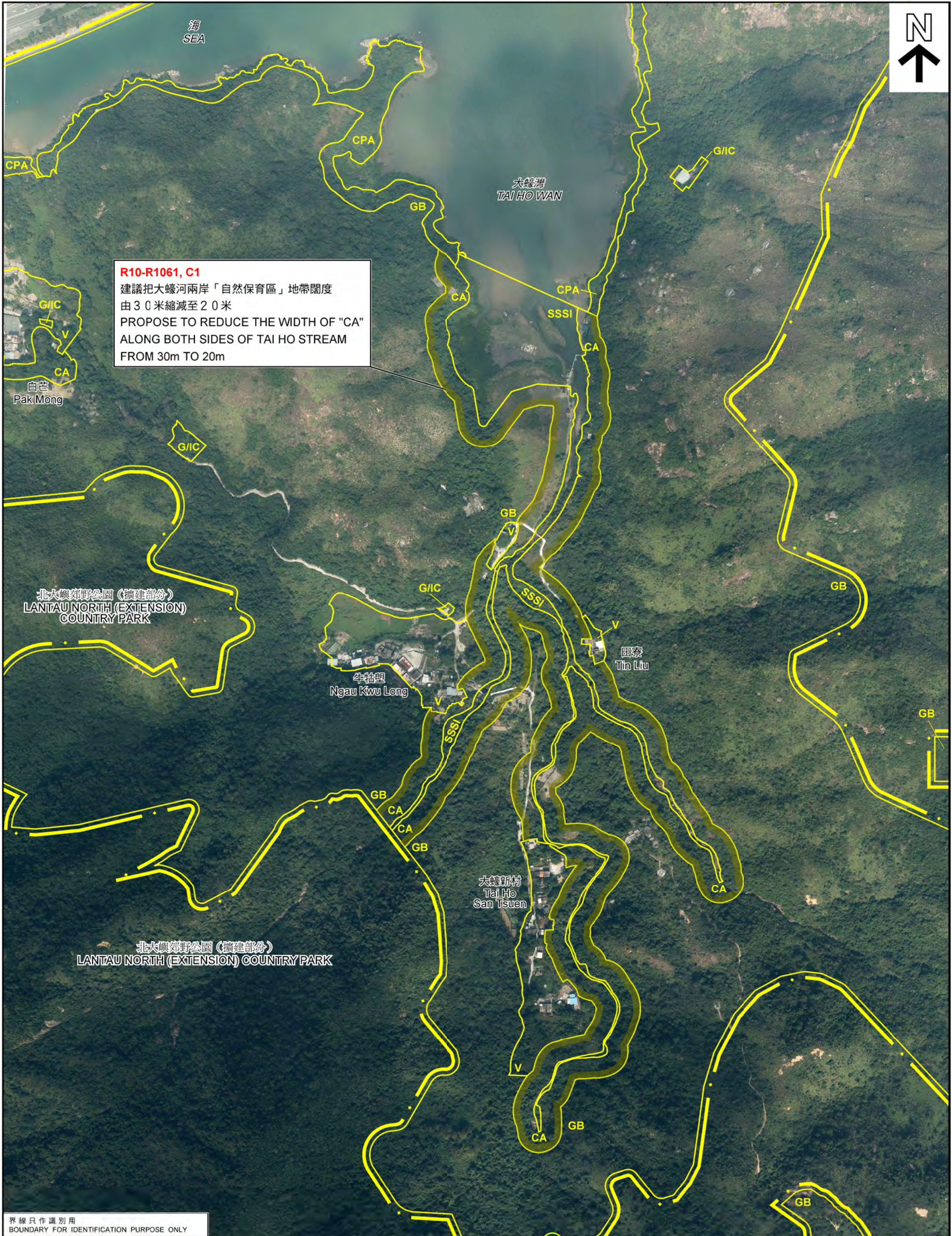
SCALE 1:5 000 比例尺
米 100 0 100 200 300 400 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 5a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月9日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012373C
EXTRACT PLAN PREPARED ON 9.10.2017
BASED ON AERIAL PHOTO No. E012373C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 1 0 - R 1 0 6 1 以及相關意見個案編號 C 1 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061 AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT



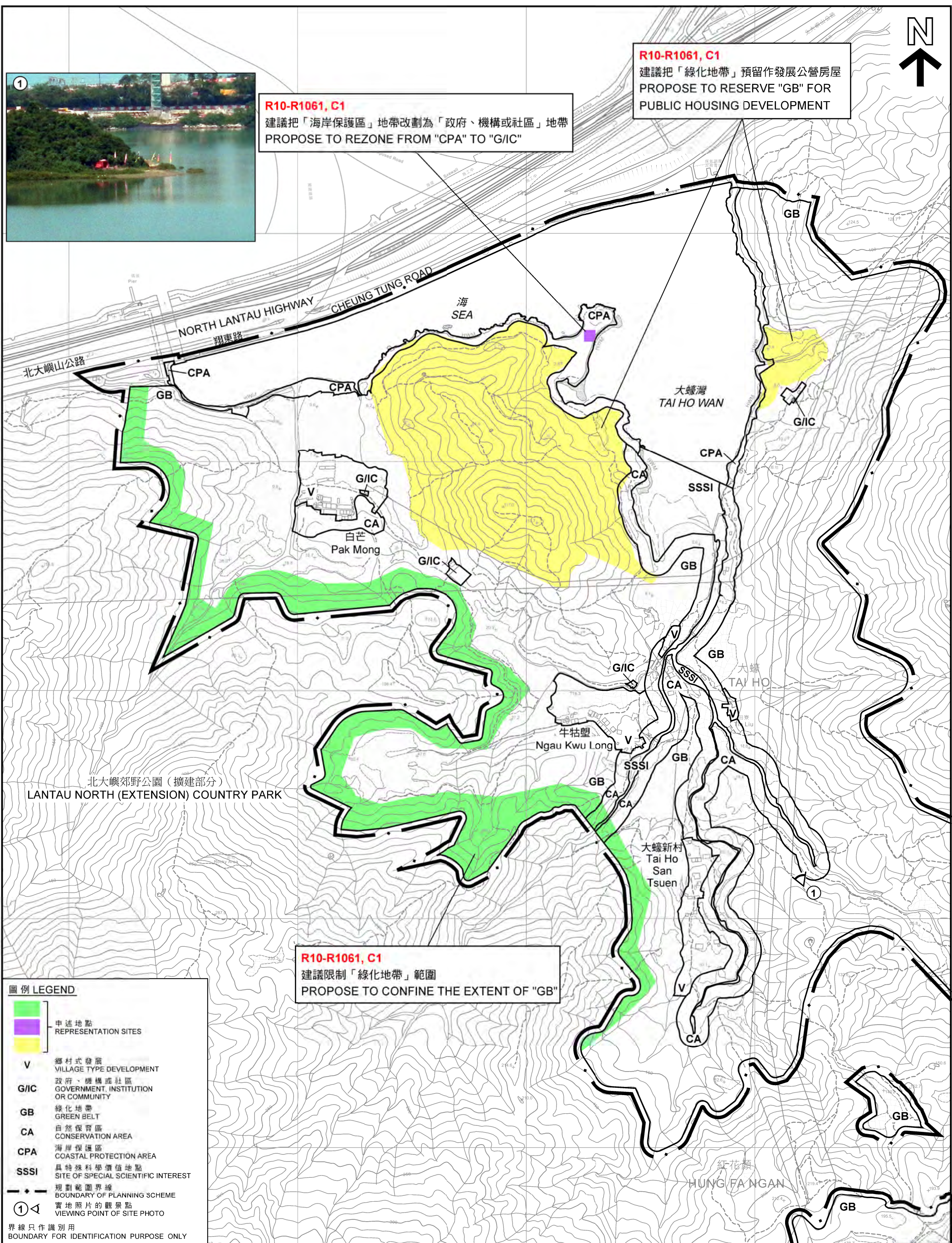
參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 5b



R10-R1061, C1
建議把「海岸保護區」地帶改劃為「政府、機構或社區」地帶
PROPOSE TO REZONE FROM "CPA" TO "G/IC"

R10-R1061, C1
建議把「綠化地帶」預留作發展公營房屋
PROPOSE TO RESERVE "GB" FOR
PUBLIC HOUSING DEVELOPMENT



圖例 LEGEND

	申述地點
	REPRESENTATION SITES
	鄉村式發展
	VILLAGE TYPE DEVELOPMENT
	政府、機構或社區
	GOVERNMENT, INSTITUTION OR COMMUNITY
	綠化地帶
	GREEN BELT
	自然保育區
	CONSERVATION AREA
	海岸保護區
	COASTAL PROTECTION AREA
	具特殊科學價值地點
	SITE OF SPECIAL SCIENTIFIC INTEREST
	規劃範圍界線
	BOUNDARY OF PLANNING SCHEME
	實地照片的觀景點
	VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月24日擬備，
所根據的資料為地形圖 iB5000 組別編號
9-NE-D、9-SE-B、10-NW-C 及 10-SW-A
及攝於2017年10月23日的實地照片
EXTRACT PLAN PREPARED ON 24.10.2017
BASED ON TOPOGRAPHIC MAP iB5000 SERIES
No. 9-NE-D, 9-SE-B, 10-NW-C & 10-SW-A
AND SITE PHOTO TAKEN ON 23.10.2017

平面圖 SITE PLAN

就大蠔分區計劃大綱草圖編號 S/I - TH/1
提出的申述個案編號 R10 - R1061 以及相關意見個案編號 C1 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061 AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

SCALE 1 : 7 500 比例尺

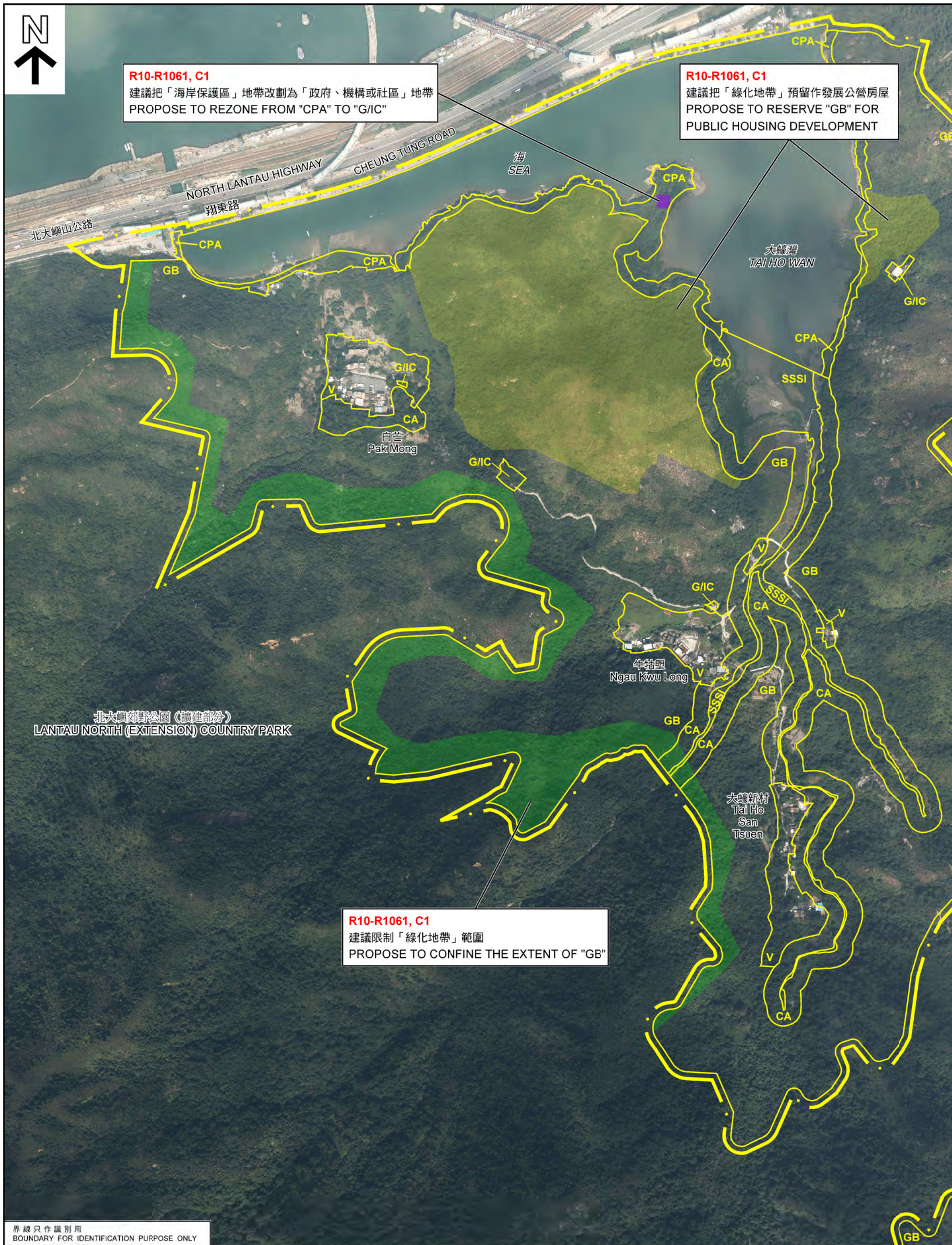
米 100 0 100 200 300 400 500 600 700 米

METRES

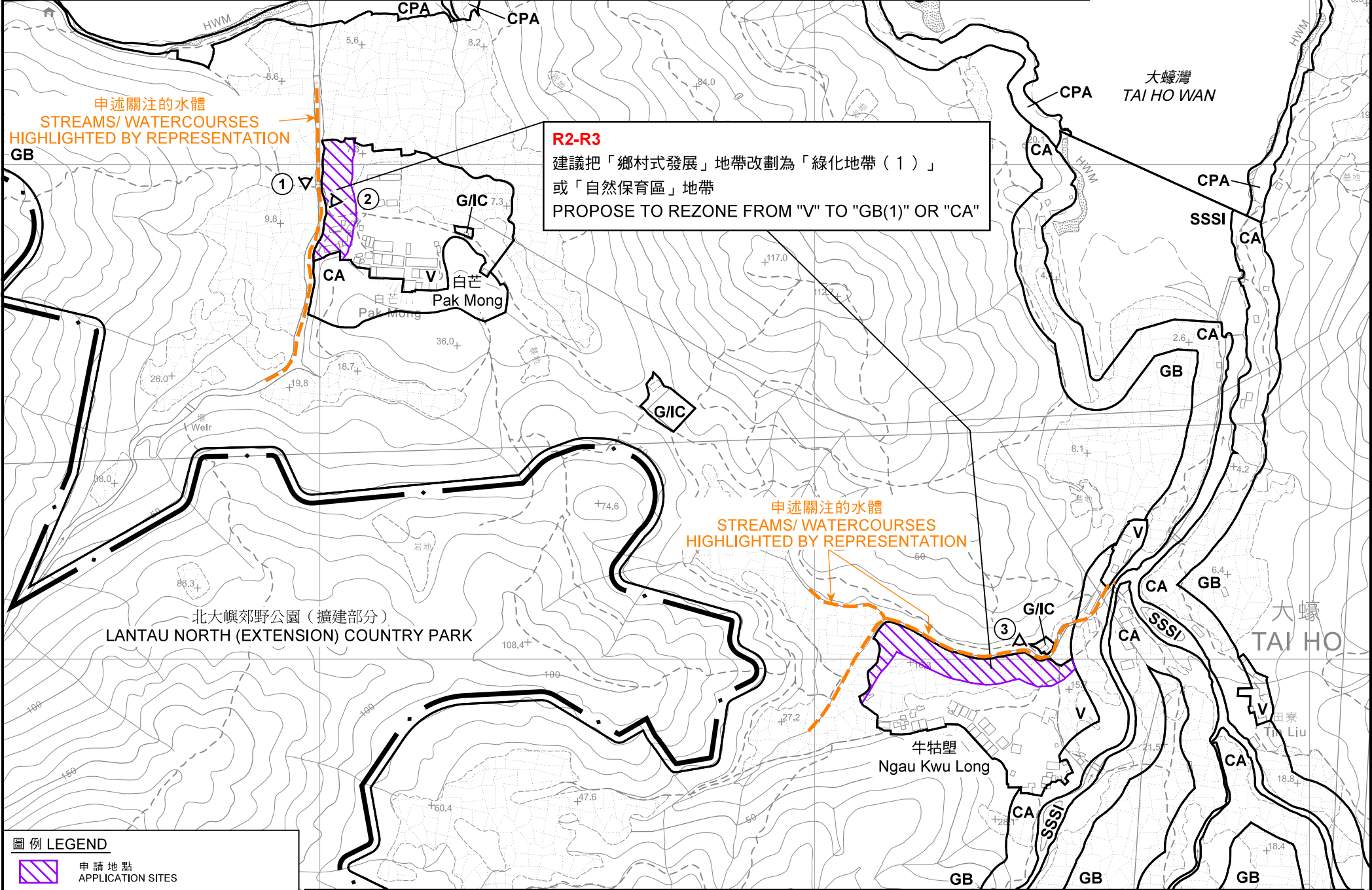
**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 6a



<p>本摘要圖於2017年10月9日擬備， 所根據的資料為地政總署於2017年1月23日 拍得的航攝照片編號E012370C</p> <p>EXTRACT PLAN PREPARED ON 9.10.2017 BASED ON AERIAL PHOTO No. E012370C TAKEN ON 23.1.2017 BY LANDS DEPARTMENT</p>	<p>航攝照片 AERIAL PHOTO</p> <p>就大蠔分區計劃大綱草圖編號 S / I - T H / 1 提出的申述個案編號 R 1 0 - R 1 0 6 1 以及相關意見個案編號 C 1 作出考慮 CONSIDERATION OF REPRESENTATIONS No. R10 - R1061 AND RELATED COMMENT No. C1 DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1</p>	<p>規劃署 PLANNING DEPARTMENT</p> 
	<p>參考編號 REFERENCE No.</p> <p>R/S/I-TH/1-1 to 1063</p>	<p>圖 PLAN</p> <p>H - 6b</p>



圖例 LEGEND	
	申請地點 APPLICATION SITES
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
GB	綠化地帶 GREEN BELT
CA	自然保護區 CONSERVATION AREA
CPA	海岸保護區 COASTAL PROTECTION AREA
SSSI	具特殊科學價值地點 SITE OF SPECIAL SCIENTIFIC INTEREST
	規劃範圍界線 BOUNDARY OF PLANNING SCHEME
①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	



平面圖 SITE PLAN

就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 2 - R 3
CONSIDERATION OF REPRESENTATIONS No. R2 - R3
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

本摘要圖於2017年10月24日擬備，
所根據的資料為地形圖 iB5000組別編號
9-SE-B、10-NW-C及10-SW-A
及攝於2017年10月23日的實地照片
EXTRACT PLAN PREPARED ON 24.10.2017
BASED ON TOPOGRAPHIC MAP iB5000 SERIES
No. 9-SE-B, 10-NW-C & 10-SW-A
AND SITE PHOTOS TAKEN ON 23.10.2017

SCALE 1:5 000 比例尺
米 METRES 100 0 100 200 300 400 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 7a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月20日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012370C

EXTRACT PLAN PREPARED ON 20.10.2017
BASED ON AERIAL PHOTO No. E012370C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

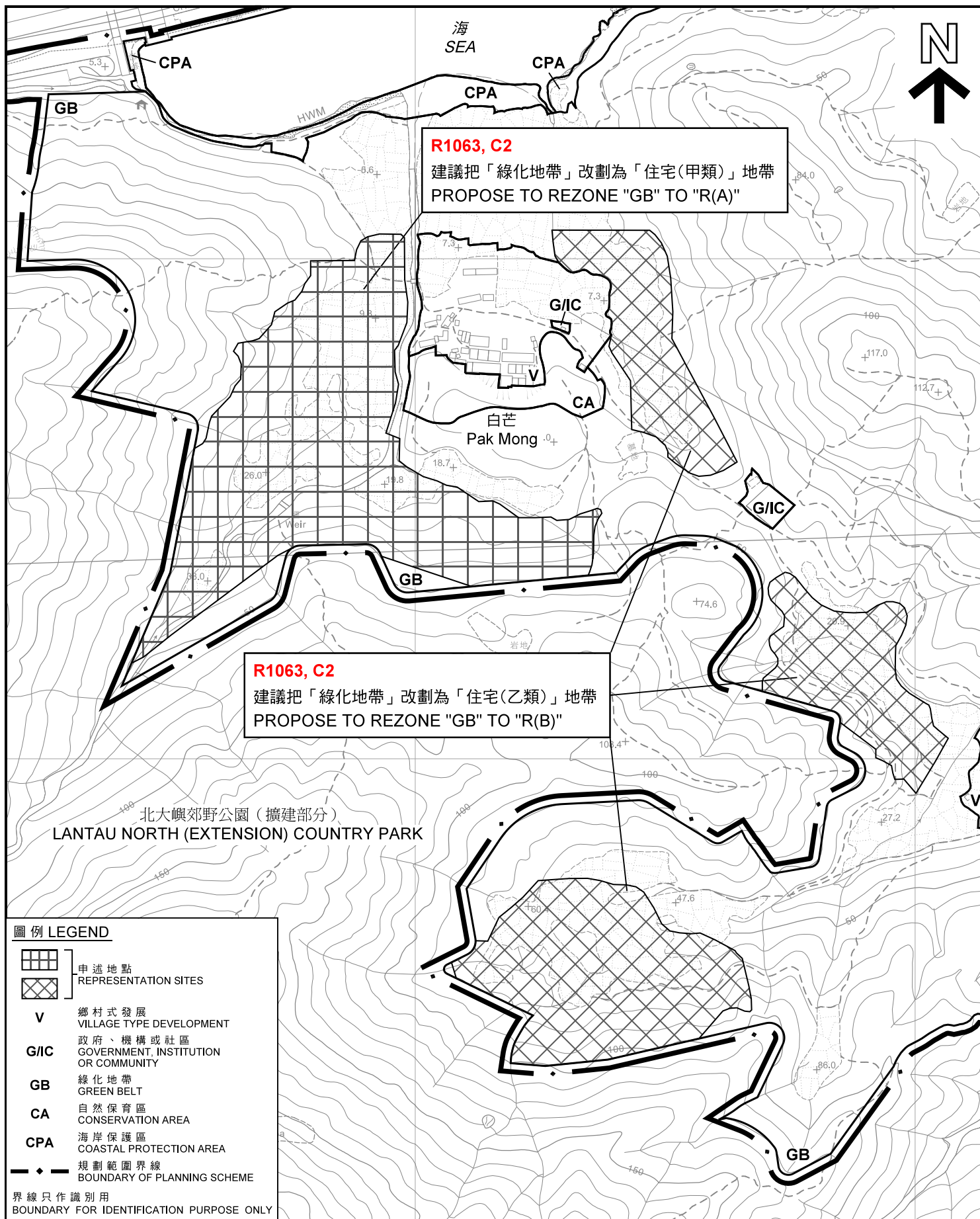
就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 2 - R 3
CONSIDERATION OF REPRESENTATIONS No. R2 - R3
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 7b



本摘要圖於2017年10月9日擬備，
所根據的資料為地形圖 iB5000 組別編號
9-SE-B 及 10-SW-A

EXTRACT PLAN PREPARED ON 9.10.2017
BASED ON TOPOGRAPHIC MAP
iB5000 SERIES No. 9-SE-B & 10-SW-A

平面圖 SITE PLAN

就大蠔分區計劃大綱草圖編號 S/I-TH/1
提出的申述個案編號 R1063
以及相關意見個案編號 C2 作出考慮
CONSIDERATION OF REPRESENTATION No. R1063
AND RELATED COMMENT No. C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

SCALE 1:5 000 比例尺
0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT

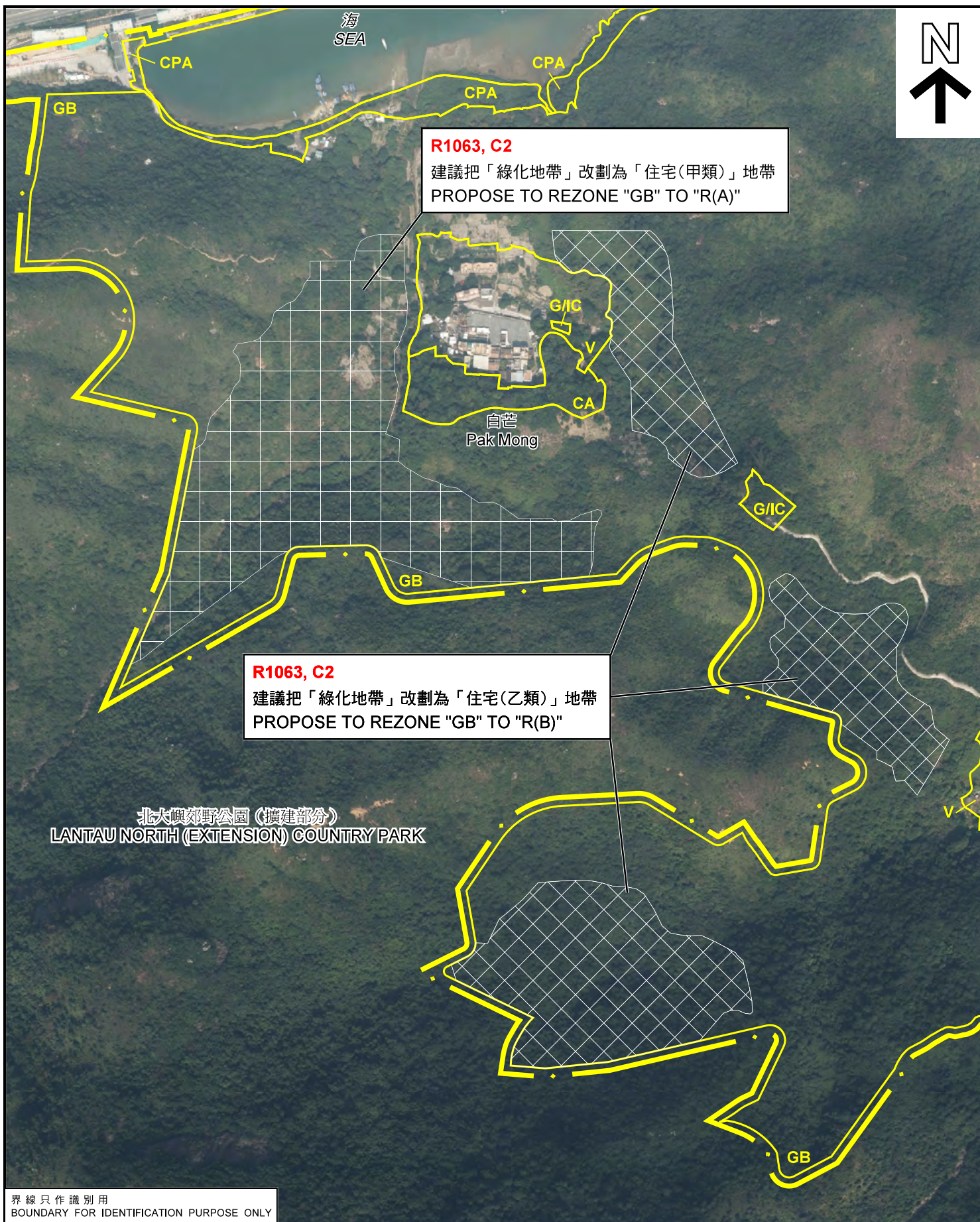


參考編號
REFERENCE No.

R/S/I-TH/1-1 to 1063

圖 PLAN

H - 8a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月26日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012370C
EXTRACT PLAN PREPARED ON 26.10.2017
BASED ON AERIAL PHOTO No. E012370C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

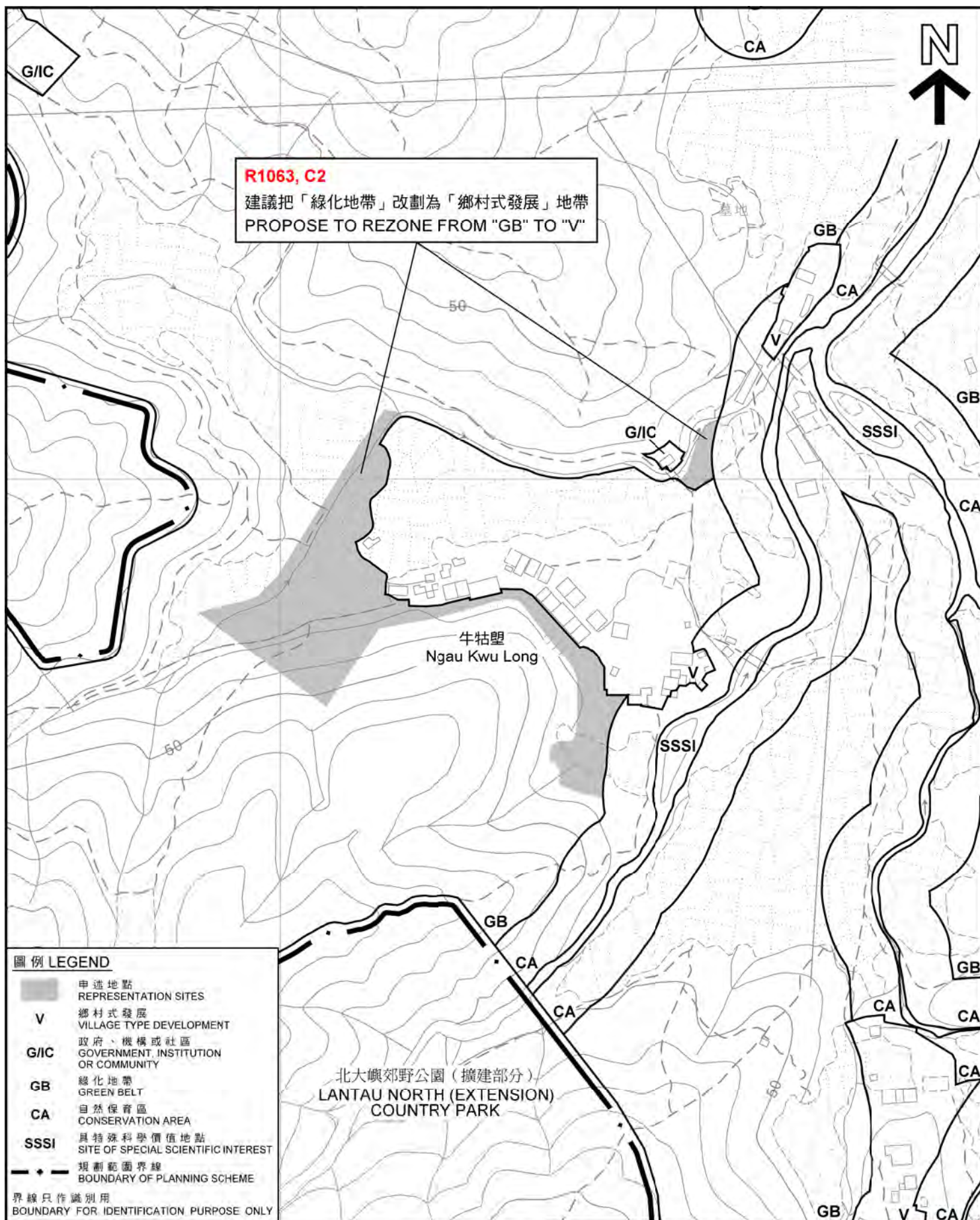
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提出的申述個案編號 R 1 0 6 3
以及相關意見個案編號 C 2 作出考慮
CONSIDERATION OF REPRESENTATION No. R1063
AND RELATED COMMENT No. C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 8b



本摘要圖於2017年10月13日擬備，
所根據的資料為地形圖IB5000組別編號
10-SW-A

EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON TOPOGRAPHIC MAP
IB5000 SERIES No. 10-SW-A

平面圖 SITE PLAN

就大蠔分區計劃大綱草圖編號 S/I-TH/1
提出的申述個案編號 R1063
以及相關意見個案編號 C2 作出考慮
CONSIDERATION OF REPRESENTATION No. R1063
AND RELATED COMMENT No. C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

SCALE 1:3 000 比例尺
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/I-TH/1-1 to 1063

圖 PLAN

H - 9a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月26日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012370C
EXTRACT PLAN PREPARED ON 26.10.2017
BASED ON AERIAL PHOTO No. E012370C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

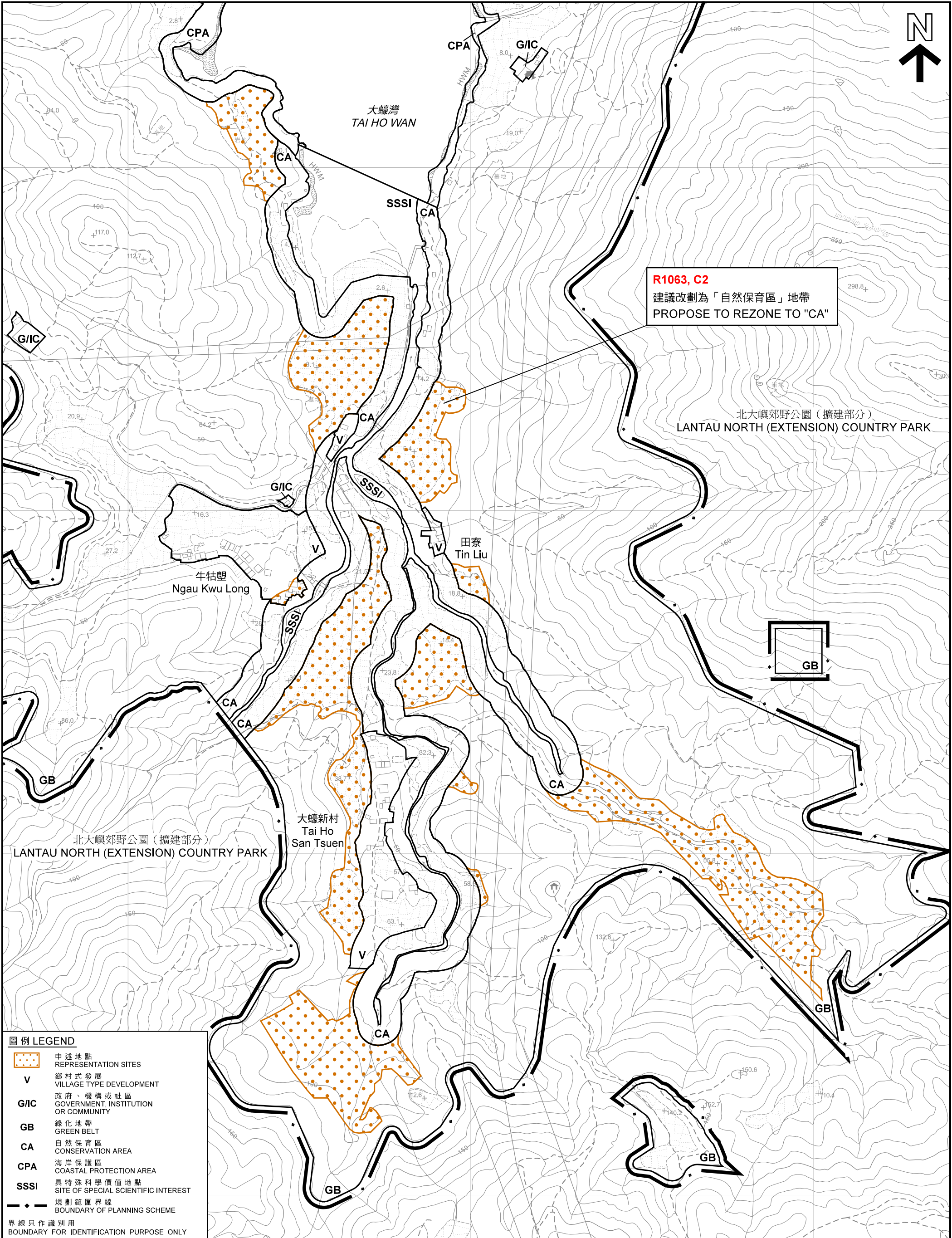
就大蠓分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 1 0 6 3
以及相關意見個案編號 C 2 作出考慮
CONSIDERATION OF REPRESENTATION No. R1063
AND RELATED COMMENT No. C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

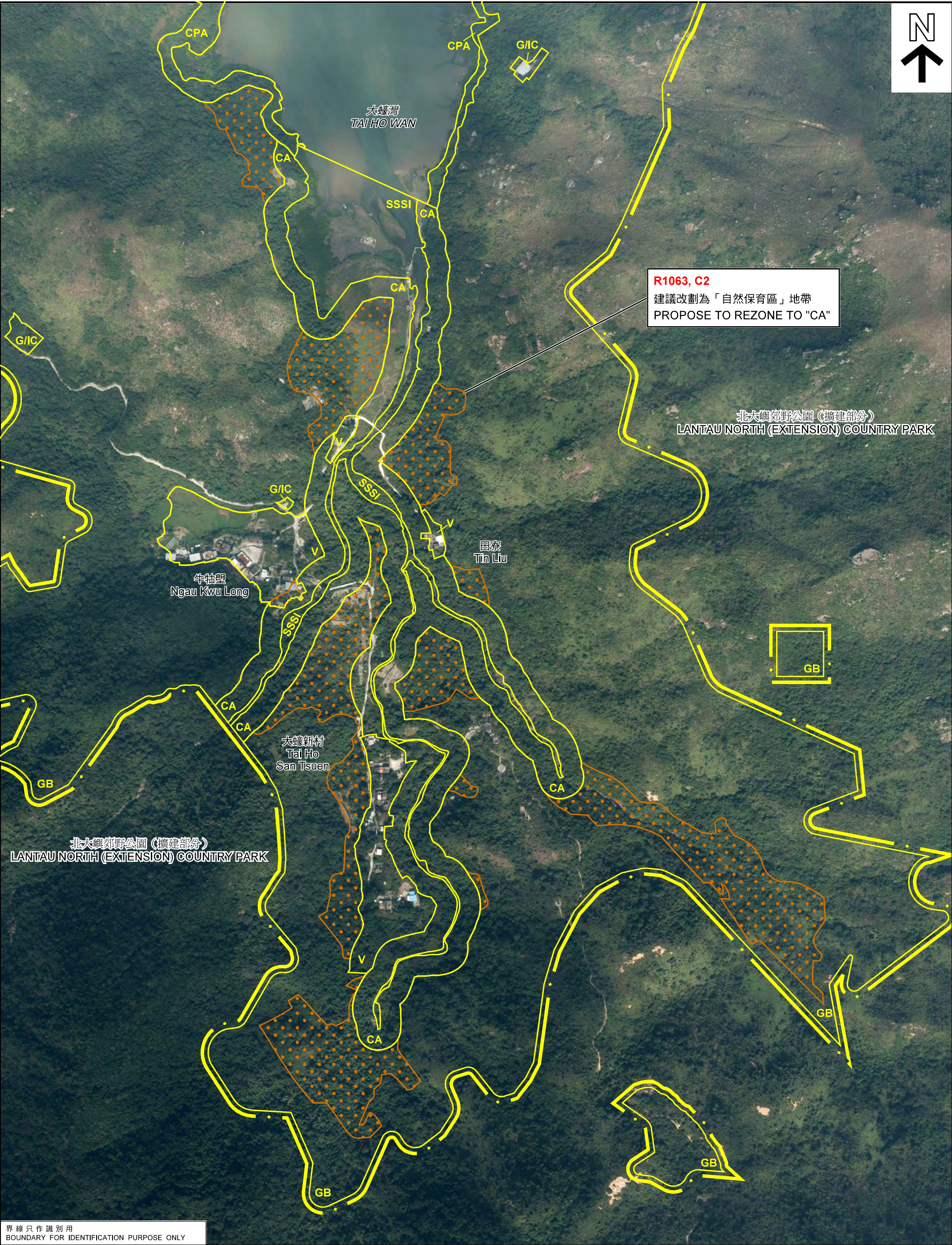
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 9b





界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月13日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012373C
EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON AERIAL PHOTO No. E012373C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

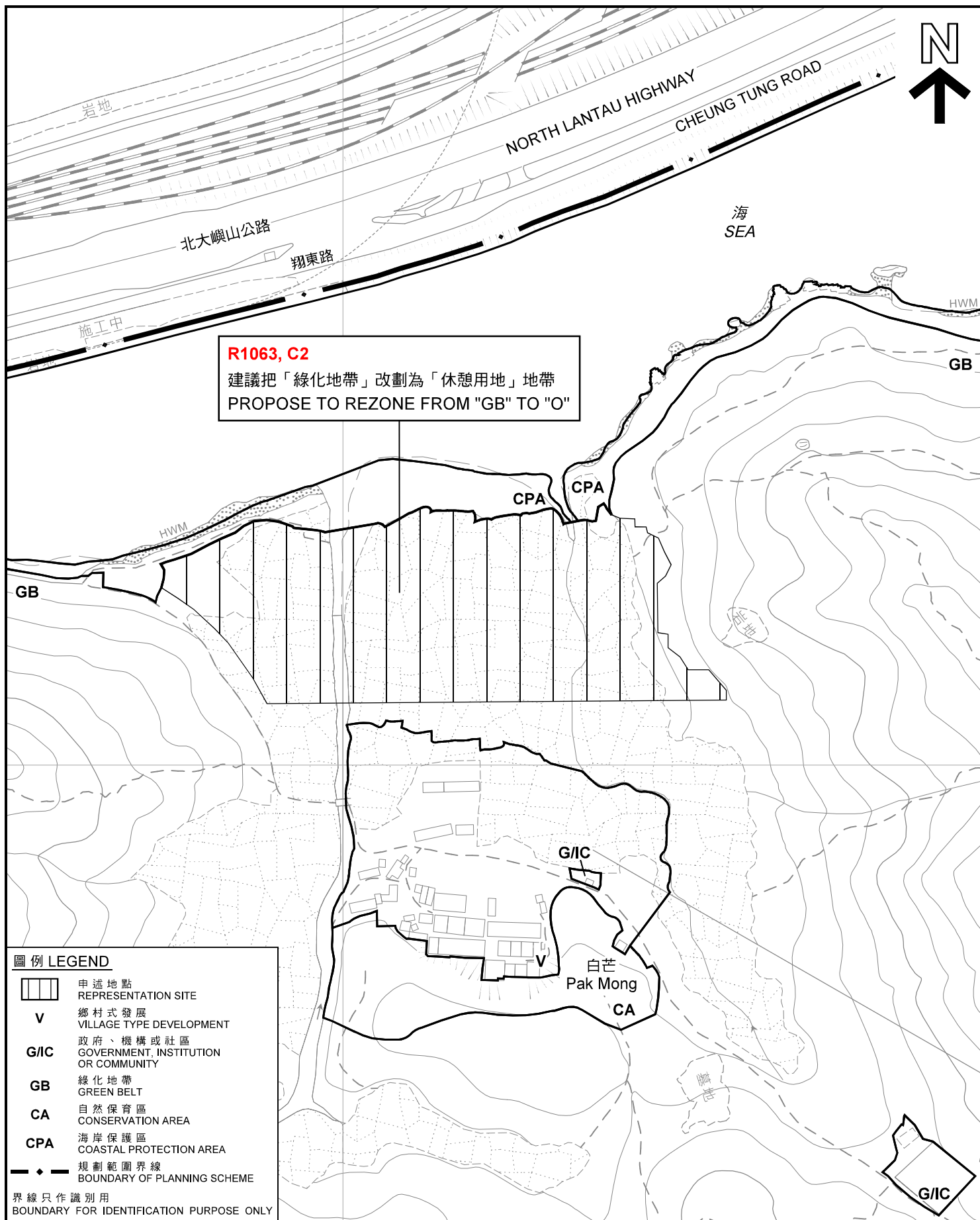
航攝照片 AERIAL PHOTO

就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 1 0 6 3 以及相關意見個案編號 C 2 作出考慮
CONSIDERATION OF REPRESENTATION No. R1063 AND RELATED COMMENT No. C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 10b



本摘要圖於2017年10月13日擬備，
所根據的資料為地形圖iB5000組別編號
9-SE-B及10-SW-A

EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON TOPOGRAPHIC MAP
iB5000 SERIES No. 9-SE-B & 10-SW-A

平面圖 SITE PLAN

就大蠔分區計劃大綱草圖編號S/I-TH/1
提出的申述個案編號R1063
以及相關意見個案編號C2作出考慮
CONSIDERATION OF REPRESENTATION No. R1063
AND RELATED COMMENT No. C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 11a



界線只作識別用
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本摘要圖於2017年10月13日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012370C

EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON AERIAL PHOTO No. E012370C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

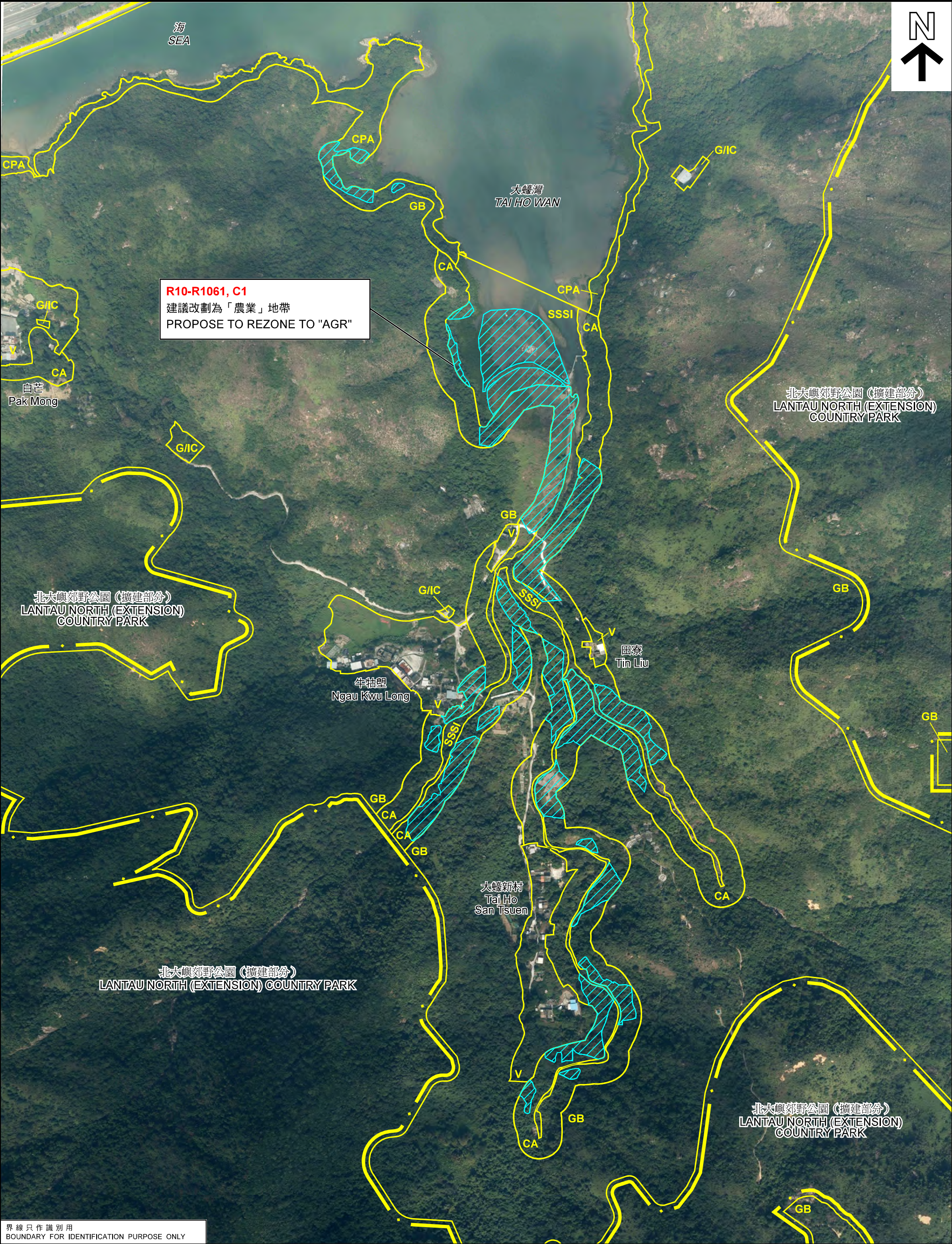
就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編 R 1 0 6 3
以及相關意見個案編號 C 2 作出考慮
CONSIDERATION OF REPRESENTATION No. R1063
AND RELATED COMMENT No. C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 11b



界線只作識別用
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本摘要圖於2017年10月13日擬備，
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拍得的航攝照片編號E012373C
EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON AERIAL PHOTO No. E012373C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 1 0 - R 1 0 6 1 以及相關意見個案編號 C 1 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061 AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No.	圖 PLAN	
R/S/I-TH/1-1 to 1063	H - 12b	



R10-R1061, C1
建議改劃為「鄉村式發展」地帶
PROPOSE TO REZONE TO "V"



圖例 LEGEND

- 申述地點
REPRESENTATION SITES
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- SSSI** 具特殊科學價值地點
SITE OF SPECIAL SCIENTIFIC INTEREST
- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月13日擬備，
所根據的資料為地形圖 iB5000 組別編號
10-SW-A 及攝於2016年12月的實地照片
EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON TOPOGRAPHIC MAP
iB5000 SERIES No. 10-SW-A
AND SITE PHOTOS TAKEN IN 12.2016

平面圖 SITE PLAN

就大蠔分區計劃大綱草圖編號 S/I-TH/1
提出的申述個案編號 R10-R1061
以及相關意見個案編號 C1 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10-R1061
AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

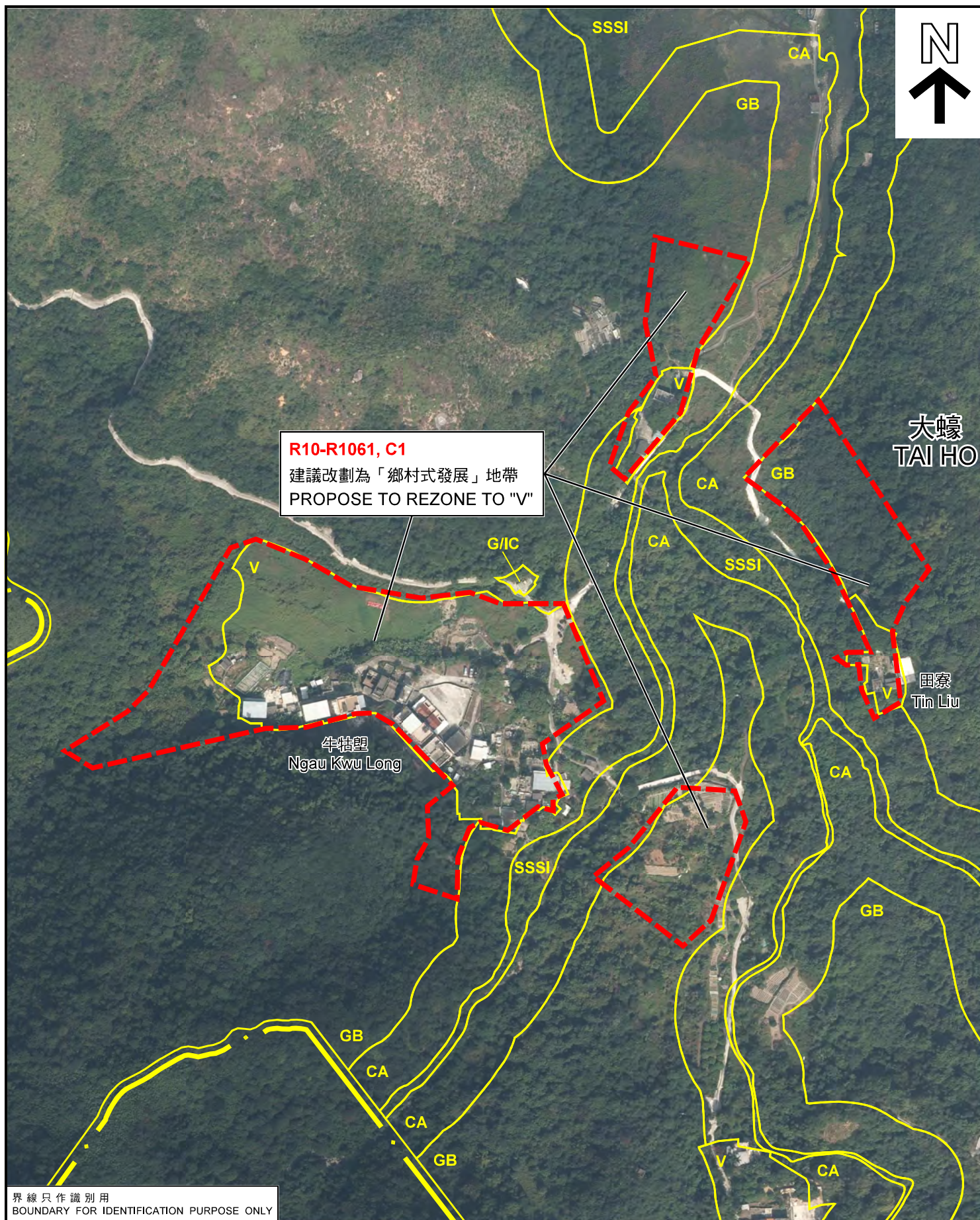
SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 13a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月13日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012370C

EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON AERIAL PHOTO No. E012370C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

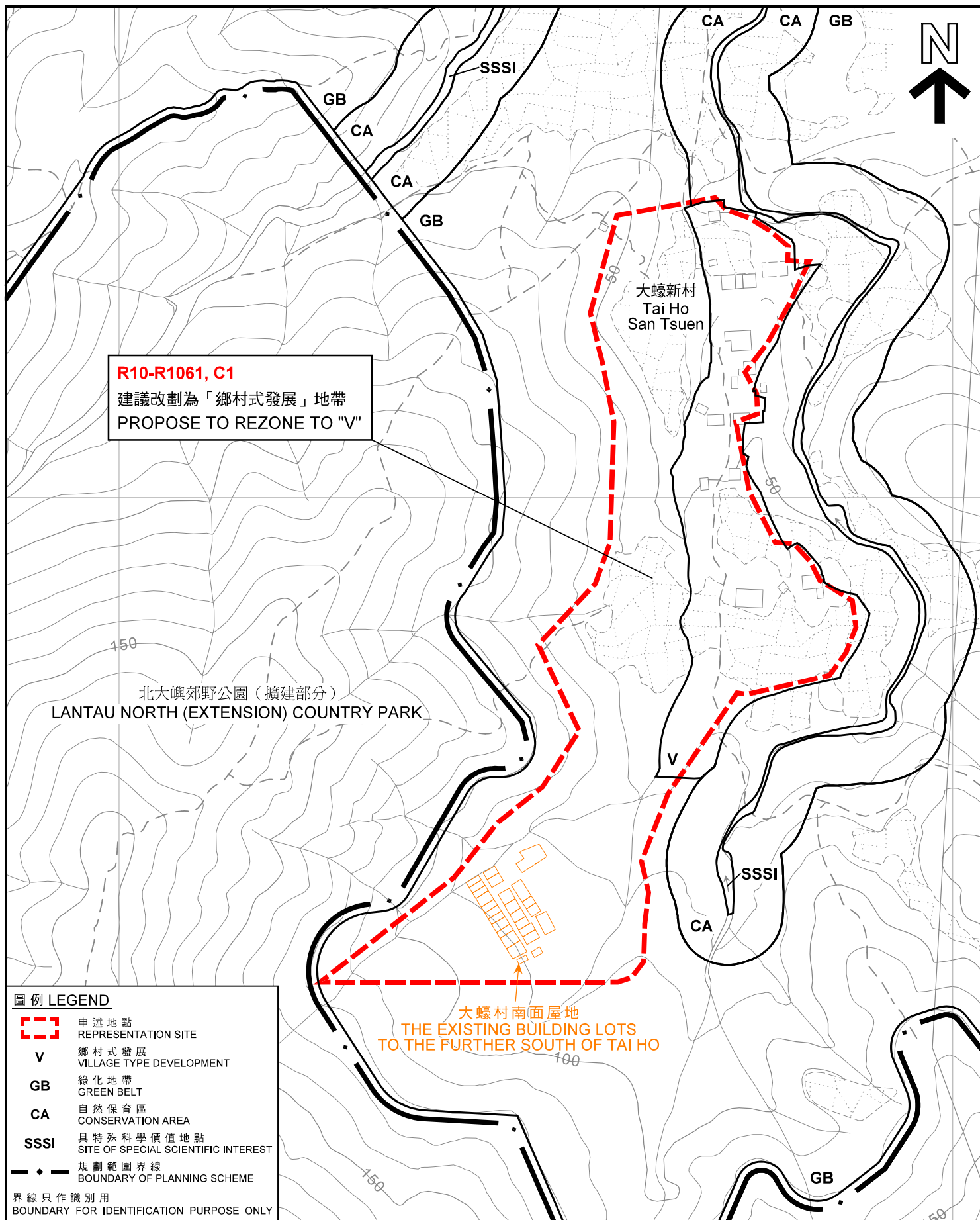
就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 1 0 - R 1 0 6 1
以及相關意見個案編號 C 1 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061
AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 13b



平面圖 SITE PLAN

就大蠔分區計劃大綱草圖編號 S/I-TH/1
提出的申述個案編號 R10-R1061

以及相關意見個案編號 C1 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10-R1061
AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

SCALE 1:3 000 比例尺

米 50 0 50 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/I-TH/1-1 to 1063

圖 PLAN
H - 14a

本摘要圖於2017年10月13日擬備，
所根據的資料為地形圖 iB5000 組別編號
10-SW-A

EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON TOPOGRAPHIC MAP
iB5000 SERIES No. 10-SW-A



航攝照片 AERIAL PHOTO

本摘要圖於2017年10月13日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012370C
EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON AERIAL PHOTO No. E012370C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

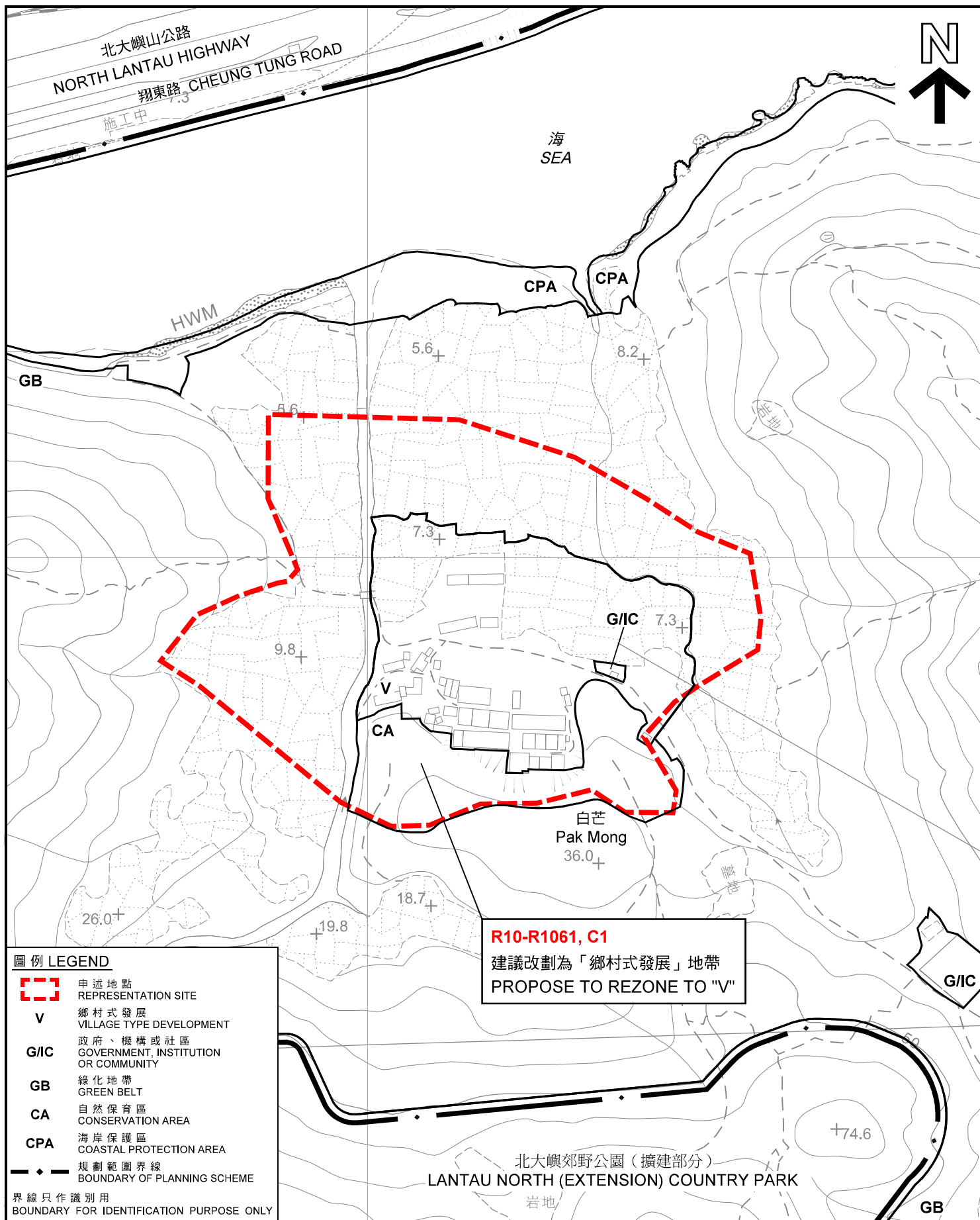
就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 1 0 - R 1 0 6 1
以及相關意見個案編號 C 1 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061
AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 14b



圖例 LEGEND

- [Red dashed line]** 申述地點
REPRESENTATION SITE
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY
- GB** 綠化地帶
GREEN BELT
- CA** 自然保育區
CONSERVATION AREA
- CPA** 海岸保護區
COASTAL PROTECTION AREA
- ♦ —** 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

就大嶼分區計劃大綱草圖編號 S/I - TH/1
提出的申述個案編號 R10 - R1061
以及相關意見個案編號 C1 作出考慮

CONSIDERATION OF REPRESENTATIONS No. R10 - R1061
AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

SCALE 1:3 000 比例尺

米 50 0 50 100 米
METRES

規劃署

PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/I-TH/1-1 to 1063

圖 PLAN

H - 15a

本摘要圖於2017年10月13日擬備，
所根據的資料為地形圖 iB5000 組別編號
9-SE-B 及 10-SW-A

EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON TOPOGRAPHIC MAP
iB5000 SERIES No. 9-SE-B & 10-SW-A



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月13日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012370C

EXTRACT PLAN PREPARED ON 13.10.2017
BASED ON AERIAL PHOTO No. E012370C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

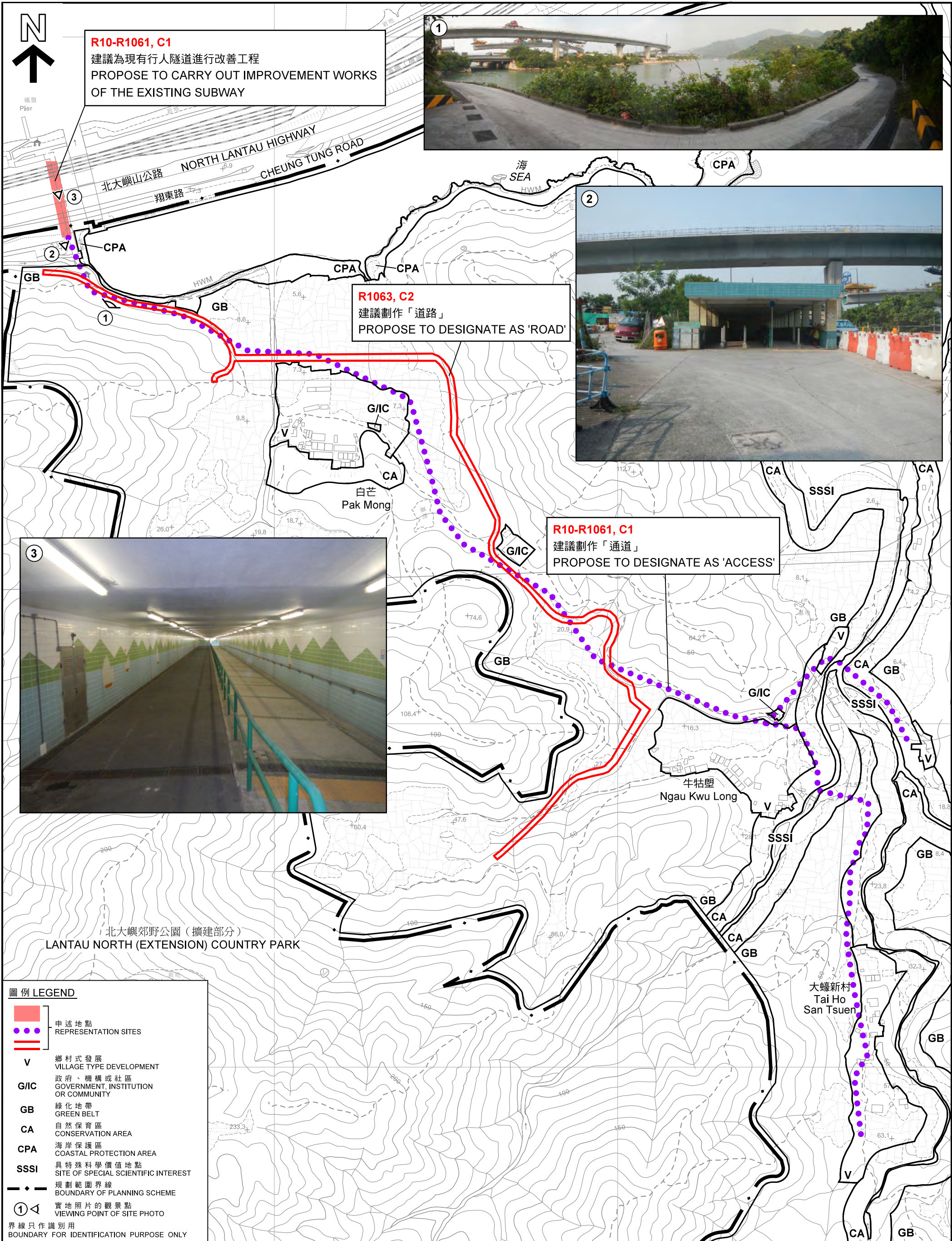
就大蠔分區計劃大綱草圖編號 S / I - T H / 1
提出的申述個案編號 R 1 0 - R 1 0 6 1
以及相關意見個案編號 C 1 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061
AND RELATED COMMENT No. C1
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 15b



平面圖 SITE PLAN

本摘要圖於2017年10月24日擬備，
所根據的資料為地形圖iB5000組別編號
9-SE-B、10-NW-C、10-SW-A及攝於
2017年10月23日之實地照片

EXTRACT PLAN PREPARED ON 24.10.2017
BASED ON TOPOGRAPHIC MAP iB5000 SERIES
Nos. 9-SE-B, 10-NW-C, 10-SW-A AND
SITE PHOTOS TAKEN ON 23.10.2017

就大蠔分區計劃大綱草圖編號S/I-TH/1
提出的申述個案編號R10-R1061, R1063以及相關意見個案編號C1-C2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061, R1063 AND RELATED COMMENTS No. C1 - C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

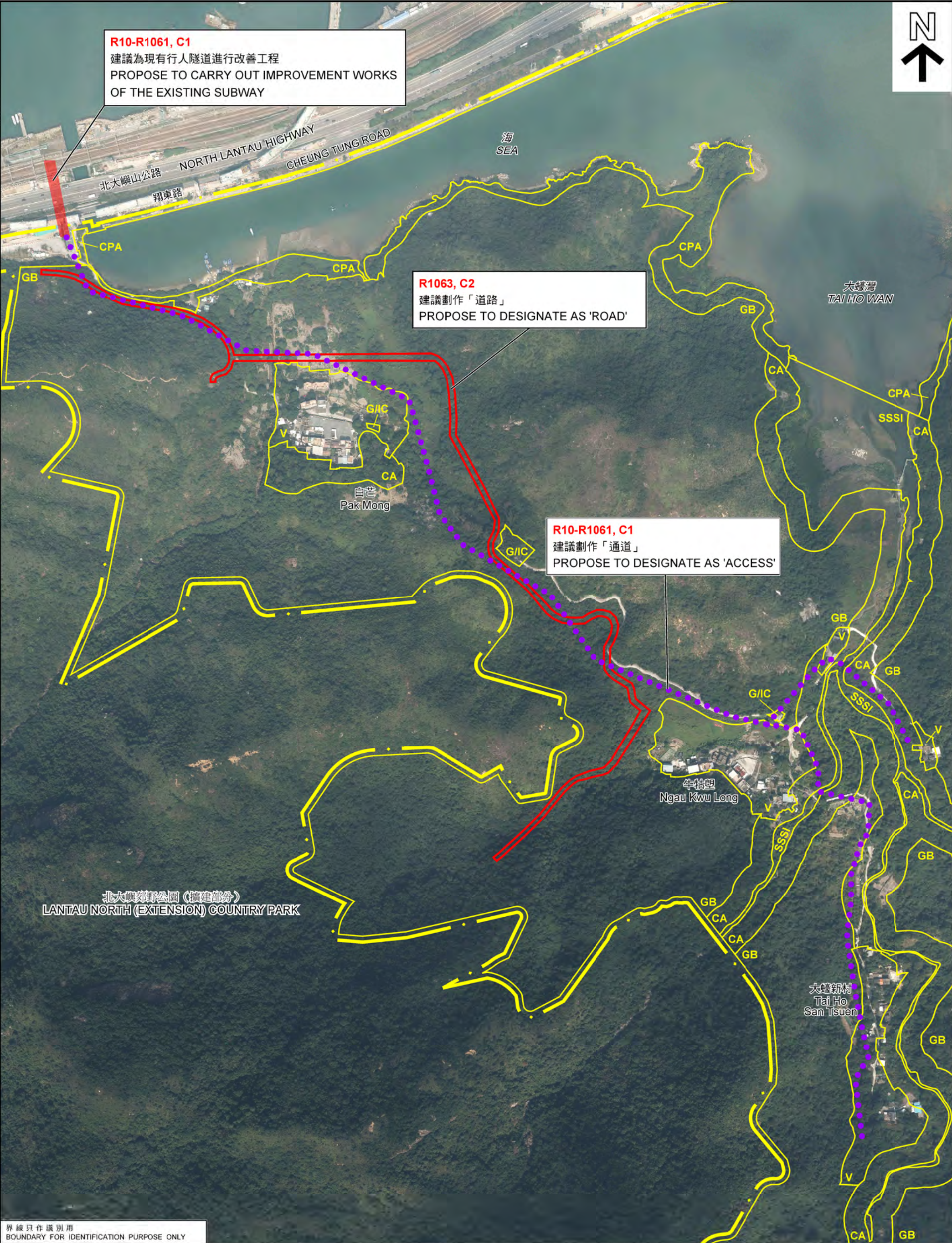
SCALE 1:5 000 比例尺
100 0 100 200 300 400 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 16a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2017年10月10日擬備，
所根據的資料為地政總署於2017年1月23日
拍得的航攝照片編號E012370C
EXTRACT PLAN PREPARED ON 10.10.2017
BASED ON AERIAL PHOTO No. E012370C
TAKEN ON 23.1.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就大蠔分區計劃大綱草圖編號S/I-TH/1
提出的申述個案編號R10-R1061, R1063以及相關意見個案編號C1-C2作出考慮
CONSIDERATION OF REPRESENTATIONS No. R10 - R1061, R1063 AND RELATED COMMENTS No. C1 - C2
DRAFT TAI HO OUTLINE ZONING PLAN No. S/I-TH/1

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/I-TH/1-1 to 1063

圖 PLAN
H - 16b