

TPB Paper No. 10130
for consideration by
the Town Planning Board
on 8.7.2016

DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/1

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-YO/1-R1 TO R20
AND COMMENTS NO. TPB/R/S/I-YO/C1 TO C1401**

Subject of Representation	Representers	Commenters
Supportive	<u>Total: 4</u>	
<u>Support</u> the Outline Zoning Plan (OZP) and /or “Coastal Protection Area” (“CPA”) zone	R1 (Part) : Greencourt Ltd. R2 : Fabian Pedrazzini R3 : Tai O Environment and Development Association R19 : Clive Noffke	
Adverse	<u>Total: 13</u>	<u>Total: 1,401</u>
<u>Object</u> to a “Green Belt” (“GB”) zone and propose rezoning it to “Other Specified Uses” annotated “Eco-lodge” (“OU(Eco-lodge)”)	R1 (Part) : Greencourt Ltd.	C1 (Greencourt Ltd., R1) comments on R1, R4 to R8 C2 (Yi O Agricultural Cooperation Ltd, R7) comments on R17
<u>Object</u> or <u>provide</u> similar views concerning benefit of villagers relating to “Village Type Development” (“V”), “GB” and “CPA” zones, and infrastructure facilities	R4 : Mr. Kung Hok-sing, Yi O Village Indigenous Inhabitant Representative (YOIIR) R5 : Tai O Rural Committee (TORC) R6 : Mr. Yu Hon-kwan, Islands District Council (IsDC) Member	C4 (CA, R16), C11 & C13 (individuals) comment on R1 C6 (HKBWS, R15) comments on R1, R4, R5, R7, R14, R16 and R17 C7 (WWF, R14) comments on R1, R11 to R17
<u>Object</u> or <u>provide</u> similar views concerning “Agriculture” (“AGR”) zone/adverse impact on natural environment and/or requesting for higher protection to “AGR” zone/some sites/natural environment	R11 : Kadoorie Farm and Botanic Garden Corporation (KFBG) R12 : Tony Nip R13 : Dr. Chiu Sein Tuck R14 : World-Wide Fund, Hong Kong (WWF) R15 : Hong Kong Bird Watching Society (HKBWS) R16 : The Conservancy	C8 (Green Sense) comments on R1, R4 to R7, R11 to R17 C9 (individual) comments on R1, R11 and R15 C10 (individual) comments on R1, R11 to R17 C12 (individual) comments

Subject of Representation	Representers	Commenters
	Association (CA) R17: Designing Hong Kong Limited (DHK) R18: Ms Lam	on R4 to R7 1,384 comments including C5 (Save Lantau Alliance), C175 (Land Justice League), C1315 (Greeners Action), C1377 (DHK, R17) and individuals mainly in similar standard forms commenting on:
<u>Object</u> (content indecipherable)	R20: Mr Lee Lo Mo	(i) R1 (ii) R4, R5, R7, R9 and R10 (iii) R14 to R17, as follows:
Providing views Relating to farming rehabilitation of Yi O, ecology and/or infrastructures	<u>Total: 5</u> R7: Yi O Agricultural Cooperation Ltd R8: 蘇文英 R9: Alien United R10: Trinity Trail Association	C5 and C1377 comment on (i) to (iii), R11 to R13 C14 to C1376 & C1393 comment on (i) to (iii) C1378 to 1386 comment on (ii) and (iii) C1387 to C1392 & C1394 comment on (i) and (ii) C1395 to C1396 comment on (i) and (iii) C3 (Lantau Area Committee), C1397 to C1401 (Individuals) (total:6) do not indicate which representation they provide comment on
Total:	20	1,401

Note: A CD-ROM containing the names of all commenters and the submission of all representations and comments is at **Annex I** (for Board Members only).

1. Introduction

- 1.1 On 13.11.2015, the draft Yi O OZP No. S/I-YO/1 (the OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) (**Plan H-1**). During the two-month exhibition period, 20 representations were received. On 5.2.2016, the Town Planning Board (the Board) published the representations for three weeks for comments and a total of 1,401 valid comments were received.
- 1.2 On 15.4.2016, the Board decided to consider 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 Amongst the 20 representations, **R1** raises both support and objection, three (**R2, R3 and R19(part)**) indicate support and nine (**R4, R5, R11, R12, R13, R16, R17, R18 and R20**) indicate objection. The remaining seven (**R6 to R10, R14 and R15**) provide views without indicating support or objection, while the nature of **R6, R14 and R15** is adverse.
- 2.2 The supportive representations are submitted by a land owner (**R1**), individuals (**R2 and R19**) and Tai O Environment and Development Association (**R3**).
- 2.3 For the adverse representations, **R1** (part) proposes rezoning a site from “GB” to “OU(Eco-lodge)” to facilitate a proposed eco-lodge development. Subsequently, **R1** submitted a comment, **C1**, revising his proposal to rezoning the site to “AGR”, see paragraph 3.2 below. The remaining representations can generally be categorized as follows:
- (a) YOIR (**R4**), TORC (**R5**) and an IsDC member (**R6**) raise concerns on rights of Yi O villagers such as inadequate “V” land, lack of infrastructures and their right on private land zoned “GB” or “CPA”.
 - (b) KFBG (**R11**), WWF (**R14**), HKBWS (**R15**), CA (**R16**), DHK (**R17**) and individuals (**R12, R13 and R18**) mainly concern on adverse impact of the “AGR” and “GB” zonings on the natural environment and request for higher protection to certain areas and/or “AGR” and/or “GB” zones.
- 2.4 The four representations providing views are submitted by Yi O Agricultural Cooperation Ltd. (**R7**), an individual (**R8**), Alien United (**R9**) and Trinity Trail Association (**R10**) relating to farming rehabilitation of Yi O, ecological aspect and planning of pier, road and infrastructures.
- 2.5 The submission of **R1 to R20** are at **Annexes IIa and IIb**. The major grounds of representations and the Planning Department (PlanD)’s responses are summarised in **Annex III**. The representation sites are shown on **Plan H-3**.

Grounds of Representations

Supportive Representations

- 2.6 **R1** (part) supports the gazettal of the OZP as it puts Yi O area under statutory planning control and supports the “CPA” zoning of his land for the preservation of the natural coastline of Yi O.

- 2.7 **R2** supports the provisions, spirit and intent of the OZP and propose to accord higher protection to certain land so as to preserve them from construction development proposals.
- 2.8 **R3** supports the planning direction, in particular designating “GB” and “CPA” zonings to areas with mangrove, and considers that the rights of different stakeholders should be respected, the main stream and two other streams in the area should not be diverted and covered; appropriate level of agricultural activities would facilitate sustainable development of Yi O, and maintaining existing wetland farming is important to the ecological environment in Yi O.
- 2.9 **R19** commends the Notes of the OZP which point out the setting within Country Park, the Lantau Trail, the highest Landscape Value of the area and provide comprehensive information on conservation aspects. He supports the designation of the “CPA” zoning for foreshore area. On the other hand, R19 also provides views on “V” zone and conservation zonings, see paragraphs 2.10 (d) and (k) below.

Adverse Representations/Those Providing Views on Similar Issues

- 2.10 The major grounds of adverse representations (**R1(part), R4 to R6, R11 to R18**) and those providing views on similar issues (**R7 to R10 and R19(part)**) are summarised below:

Objection to a “GB” Site and Rezoning for Proposed Eco-lodge Development (R1) (Plans H-4 and H4a)

- (a) **R1** objects to the “GB” zoning of a site to the east of Yi O bay which covers an area of about 2.68ha. According to the submission, about 1.8ha of land is owned by R1, 0.73ha is owned by other owners while the remaining 0.15ha is government land (**Drawing H-1**). R1 proposes to develop the site for a 70-room eco-lodge development with a field study/education/visitor centre with not less than 20% of the total GFA open for free public visit. R1 indicates that the site is close to Tai O and South Lantau. The proposed eco-lodge development is of strategic importance in making Lantau as a genuine tourism hub for both overseas and local visitors, will have synergy effect with the farming activities at Yi O San Tsuen and support the tourism activities in Tai O and Ngong Ping. The proposed development is to be built on abandoned farmland. The site is not located within any sensitive zoning or country park. No vehicular road, pond filling nor stream diversion is proposed. To facilitate the proposed development, R1 proposes to rezone the site from “GB” to “OU(Eco-lodge)”. If the “OU(Eco-lodge)” zoning is approved, private land owned by R1 within the Lantau North Country Park will be surrendered to the Government or in form of land exchange.
- (b) Subsequently, **R1** submitted a comment (**C1**) suggesting an “AGR” zone with ancillary accommodation use in Column 2 for the site instead

of the “OU(Eco-lodge)” zone, see paragraph 3.2.

“V” zone (R4 to R6, R8 and R19)

- (c) YOIR (R4) expresses the request for revitalization of Yi O village. The “V” zone of 0.33ha, equivalent to 13 Small House sites, is insufficient to meet the 10-year Small House demand of 145. YOIR, TORC and a member of IsDC (R4 to R6) are of the view that land within the village environs (‘VE’) (Plan H-5) should be designated as “V” zone as the village boundary of building Small Houses has been in existence since 1970’s.
- (d) R19 however considers that the “V” zone is not a realistic provision as there will be no development at all in view of the remote location and the village was abandoned many years ago. R8 suggests to impose restriction on the use of “V” land.

“CPA” Zone and Private Land within “GB” and “CPA” Zones (R4 to R7)(Plans H-3, H-4, H-4b and H-5)

- (e) YOIR, TORC and a member of IsDC (R4 to R6) consider that private land should not be zoned “GB” or “CPA” without agreement of villagers as it would affect their benefits. R5 further suggests that the “CPA” zone should be deleted as the “CPA” zoning affects the future development of Yi O. Yi O Agricultural Cooperation Ltd. (R7) considers private farmland within Yi O San Tsuen should be zoned “AGR”.

Lack of Transport and Infrastructure Facilities (R4 to R10)

- (f) There is no vehicular access to Yi O. It takes about an hour to commute between Tai O and Yi O on foot. YOIR (R4) states that upon implementation of Yi O village revitalization and agricultural land rehabilitation programme, there will be about 1,560 and 80 persons living and working in Yi O respectively, and mobile and transient population will be 2,000 and 600 per month. YOIR, TORC, a member of IsDC and Yi O Agricultural Cooperation Ltd. (R4 to R7) consider a vehicular access should be provided or designated on the OZP connecting Tai O and Yi O to facilitate the farming activities and meet the need of future population growth.
- (g) R4 to R10 are of the view that a standard pier is required at Yi O to facilitate the provision of emergency services, farming rehabilitation, rural farming experience/education activities or to enhance safety. YOIR (R4) suggests that the old pier at the western part of Yi O bay at 漁苗埔 (Plan H-2), which is dilapidated and not in use, should be rebuilt and a vehicular access should be planned on the OZP connecting the said pier and Yi O village.

- (h) There are no water supply, drainage and sewerage facilities in Yi O. **R4 to R10** proposes that such facilities should be planned or provided to serve the future growing population, farming and rural farming experience/education activities, and to avoid discharge of untreated waste water affecting ecology and avoid flooding. Flooding occurs during typhoon and heavy raining occasions causing damage to farmland, facilities, human and animals. **R9 and R10** consider Yi O an ideal place for camping, star watching and/or natural education activities but there is a lack of infrastructures.

“AGR” and “GB” Zones (R8, R11 to R17 and R19)

- (i) Green/concern groups/persons (**R11 to R17**) consider that “AGR” zone is not sufficient to protect farmland from development pressure of Small House. The “AGR” zone, especially the area within the ‘VE’ encircling Yi O San Tsuen (**Plan H-5**), will become reserve for future Small House development. The approval rate for Small House application in “AGR” zone was high, i.e. about 62.5% between 2003 and 2012. Small House/other developments will damage the environment and the surrounding Country Parks. **R14 to R17** suggest that the “AGR” zone should be replaced by a more restrictive “AGR(2)” zoning to prohibit development of new house and ensure genuine agricultural practice in the area. **R15 and R17** propose similar restrictive “GB(1)” zoning to replace the “GB” zone to restrict Small House development and for the protection of the natural habitats.
- (j) **R15** considers that any diversion of stream, filling of land, or excavation should not be conducted without permission from the Board and relevant departments.
- (k) **R19** considers that there are no other conservation zonings other than the 1.38ha of “CPA” zone. “GB” zone can be raided for development. **R17 and R19** point out that there is a development agreement covering the entire valley comprising a resort hotel, housing and a water sports/recreation centre which is a latent threat to protecting this area.
- (l) **R8** suggests retaining farmland/increasing farmland development, and designating it as “AGR” instead of “GB” so as to perform its farming function.

Riparian zone of Stream, Areas with Woodland and Coastal Vegetation within “AGR” zone (R11 to R17) (Plans H-5, H-5a to H-5c)

- (m) **R11 to R17** consider that the main stream of Yi O to the west of Yi O San Tsuen and its riparian (**Plans H-5, H-5b and H-5c**) should be well protected with conservation zonings such as “GB”/“GB(1)”/“CPA”/“Conservation Area” (“CA”) under which agricultural use is always permitted. Two freshwater fish species of high conservation importance, *Metzia lineate* (線細鰻) and *Oryzias curvinotus* (弓背青鱗) have been found in the main stream. The

“AGR” zone cannot reflect the reality of the ecological sensitivity of the stream course and its riparian, and cannot meet the need for a robust protective natural corridor along its entire length. The lack of a conservation zoning for the main stream and its riparian is inconsistent with the practice of the other OZPs for Country Park Enclaves. The concerned riparian areas are covered with conservation zoning, despite the fact that many of these streams are not necessary Ecologically Important Streams (EISs) and do not always contain species of conservation importance (e.g. Chek Keng, To Kwa Peng, Pak A, Siu Tan and Ma Tso Lung). In addition, much of lowland areas at the riparian are still largely covered with vegetation and even with some natural wetlands, which should not be zoned as “AGR” but should be zoned as “GB” or “CPA”.

- (n) **R11 to R17** consider that the areas with woodland within “AGR” zone at the east and west of Yi O San Tsuen (**Plans H-5 and H-5a**) are not suitable for cultivation and other agricultural purposes, thus they cannot be considered active or even abandoned farmland. Woodland provides habitat for Romer’s Tree Frog and provides foraging and nursery grounds for animals. As such, conservation zoning such as “GB”/“GB(1)”/“CPA”/“CA” should be designated for the woodland areas.
- (o) **R11 to R14 and R16** consider that the areas with coastal vegetation within “AGR” zone (**Plans H-5 and H-5a**) have no farming activities spotted and is an ecological buffer between the inland agricultural activities and the sensitive coastal habitat. The areas should be designated as conservation zonings such as “GB”/“GB(1)”/“CPA”/“CA”. In addition, the designation of conservation zonings would not violate the right to farm.

Representers’ Proposals

- 2.11 The proposals of the representers relating to the zoning on the OZP are summarised below:

Proposed Rezoning of a “GB” Site to Facilitate a Proposed Eco-lodge Development (R1) (Plan H-4)

- (a) rezoning the site (about 2.68ha) from “GB” to “OU(Eco-lodge)” with a maximum plot ratio of 0.2 to 0.25 and a maximum building height of 2 storeys to facilitate a proposed eco-lodge development with related facility(see also R1’s comment, C1, in paragraph 3.2).

Proposals of Local Villagers and Other Associations/Person

“V” zone

- (b) expansion of the “V” zone to follow the ‘VE’ of Yi O (**R4 to R6**) (**Plan H-5**).

“CPA” Zone and Private Land within “GB” or “CPA” zones (R4 to R7)

- (c) deletion of “CPA” zone (**R5**).
- (d) exclusion of private land from “GB” and “CPA” zonings (**R4 to R6**), and zoning of private farmlands in Yi O San Tsuen as “AGR” (**R7**).

Planning/Provision of Transport and Infrastructure Facilities (R4 to R10)

- (e) planning/provision of a road connecting Tai O and Yi O for vehicle (**R4 to R7**), a standard pier (**R5 to R10**), water supply, drainage and sewerage facilities (**R4 to R10**); and a pier at 漁苗埔 with vehicular access connecting the proposed pier and Yi O village (**R4**).

Proposals of Green/Concern Groups/Persons

Amendment to the Notes for the “GB” and “AGR” zones

- (f) amending the Notes for “AGR” (**R11 to R17**) and “GB” (**R15 and R17**) zones by replacing ‘House (New Territories Exempted House (NTEH) only, other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ to ‘House (Redevelopment only)’ in Column 2.
- (g) Requiring permission from the Board for any diversion of stream, filling of land, or excavation of land (**R15**).

Amendment to the Zoning Boundaries of the “GB” and “AGR” zones (Plan H-5)

- (h) rezoning the main stream of Yi O and its riparian (**R11 to R17**), the areas with woodland (**R11 to R17**) and coastal vegetation (**R11 to R14 and R16**) within “AGR” zone to conservation zoning such as “GB”/“GB(1)”/“CPA”/“CA”.

Other Views Not Directly Related to the OZP

- 2.12 Yi O Agricultural Cooperation Ltd. (**R7**) considers the Government should play the role of integration, integrating leisure experiences including farm, bed and breakfast and restaurant. Processing and assembling, stock management, logistic and packaging may also be carried out in the village to revitalize the idle land and villages. **R15** considers that eco-friendly farming activities should be adopted and wet agricultural land should be maintained to protect the biodiversity in the area. **R18** concerns on the impact on trees and vegetation but there are no related assessments, and considers that tree survey and assessment on important tree species and/or potential old and valuable trees, if any, should be carried out at the site and its periphery. **R8** suggests that in preparing the OZP, the Government should adopt sustainable development principles and conduct strategic environmental assessment.

3. Comments on Representations

- 3.1 Of the 1,401 valid comments, **C1** is submitted by Greencourt Ltd. (**R1**), **C2** is submitted by Yi O Agricultural Cooperation Ltd. (**R7**), **C3** is submitted by Lantau Area Committee. Eight comments are submitted by green/concern groups (CA (**C4**), Save Lantau Alliance (**C5**), HKBWS (**C6**), WWF (**C7**), Green Sense (**C8**), Land Justice League (**C175**), Greeners Action (**C1315**) and DHK(**C1377**)) and the remaining 1,390 comments are submitted by individuals mainly in standard forms.
- 3.2 **C1 (R1)** clarifies that the proposed eco-lodge as proposed in R1 is within his land (about 1.8ha). It is not intended for five star resort but for very basic accommodation for those interested in farming. Simple accommodation will be provided for successive short overnight stays given the remote location of and limited accessibility to Yi O. Moderate scale cloche and greenhouse structures would likely be required. Recognizing that it may be difficult for the Board to accept the proposed “OU(Eco-lodge)” zone, C1 suggests an “AGR” zone for the site to ensure and commit the use of the land to agriculture and related ancillary uses (hobby farming/greenhouse and farming tutorial). Ancillary accommodation could be listed as Column 2 use. Changing to “AGR” zone would ensure that land owners have an obligation to operate/undertake uses and development that are conducive to the retention of the rural character of the area. C1 has conducted a vegetation survey which indicates that the site is generally made up of regenerated scrub of no major landscape or horticultural value and would not pose a restriction on the range of activities proposed by C1. C1 objects to the “GB” zoning on his land as it has defeated the purpose of the land stipulated under the lease such as agriculture and residential purposes. Besides, **C1** supports **R4 to R6’s** proposal for provision of a standard pier and water supply to enhance safety and promote agricultural activities; supports **R5 and R6’s** objection to zone private land as “GB”; support **R7’s** suggestion on promotion of modern sustainable farming; and **R8’s** views on expansion of agricultural land, and considers that the area and his land should be rezoned to “AGR”.
- 3.3 **C2** provides responses to **R17’s** queries on landowners and operators’ intention to carry out genuine farming at Yi O. **C2** provides information on the integrated farming plan for Yi O, where farming activities are taking place at Yi O and the farm products produced since rehabilitation. **C2** clarifies that there is no rental agreement signed between villagers and Yi O Agricultural Corporation and they have no plan to develop Yi O as a tourist centre.
- 3.4 **C3** supports the right and requests of Yi O villagers and considers that their rights should not be affected by the planning of Yi O.
- 3.5 1393 comments submitted by green/concern groups (**C4 to C8, C175, C1315, C1377**) and individuals (**C9 to C174, C176 to C1314, C1316 to C1376, C1378 to C1396**) mostly in standard forms can generally be summarised as follows:

- (a) objecting **R1**'s proposal to rezone a site from "GB" to "OU(Eco-lodge)" and the proposed 70-room eco-lodge mainly for reasons that the proposed development will destroy the continuity of Country Parks from ecological, geological, aesthetical, landscape and recreational points of view, and affect the trail to Shui Lo Cho. The proposed development would affect the woodlands, coastal vegetations, natural streams and habitat of Romer's Tree Frog. No detailed proposal and comprehensive technical assessments on various aspects have been submitted by the representer (**C4 to C11, C13 to C1377, C1387 to C1396**);
- (b) opposing **R4, R5, R7, R9 and/or R10** for their proposals for a pier and vehicular access connecting the pier, Tai O and Yi O mainly for reasons that the proposal will cause adverse environmental, ecological, landscape and/or traffic impacts on the area and nearby Country Parks, there is no large-scale development that justifies the proposed facilities, and the existing facilities are considered adequate (**C5, C6, C8, C12, C14 to C1394**);
- (c) supporting **R14, R15, R16 and/or R17**'s proposal to replace 'House (NTEH' only)' with 'House (Redevelopment only)' in Column 2 of the "AGR" and/or "GB" zones to protect farming by removing the right to build house and removing the incentive to destroy the ecological value of farmland as the commenters support genuine farming and consider "AGR" zone inadequate in protecting farming (**C5 to C10, C14 to C1386, C1393, C1395 to C1396**);
- (d) supporting **R11 to R17**'s proposal to protect ecologically sensitive areas/habitats in Yi O by rezoning the areas of riparian zone of stream, woodland, low-lying area and/or coastal vegetation to conservation zoning (**C5, C7, C10, C1377 and C1383**); and
- (e) objecting **R4, R5, R7, R9 and R10**'s proposals on the expansion of "V" zone as the outstanding Small House demand and 10-year forecast in 2015 was 6 and 40, and objecting rezoning private farmland from "GB" to "AGR" zone as most private farmlands are abandoned (**C1377**).

3.6 Many comments provide general views supporting conservation and opposing destroy the natural environment and/or Country Park. **C1401** however supports development and considers Hong Kong not need so many country parks. A summary of comments on representations and PlanD's responses are in **Annex IV**.

4. Background

4.1 On 7.5.2015, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover Yi O (the Area). On 14.8.2015, the Board gave preliminary consideration to the draft Yi O OZP No. S/I-YO/B and agreed that the draft OZP was suitable for submission to the IsDC and the TORC for consultation.

- 4.2 IsDC was consulted on the draft OZP No. S/I-YO/B on 7.9.2015 and 21.9.2015, and TORC was consulted on 15.9.2015. Meeting with YOIR on the draft OZP was held on 18.9.2015. A site visit and meeting was held on 8.10.2015 with YOIR and concerned departments on the pier proposed by YOIR. TORC and YOIR requested for expansion of the “V” zone boundary, deletion of the “CPA” zoning and not to designate private land as “GB” zone, and requested for respect private land right and reservation of land for transport and infrastructures to cater for the estimated population increase. They also requested further consultation with locals on the revised OZP prior to submission to the Board.
- 4.3 On 9.9.2015, a meeting was held with green / concern groups to brief them on the draft OZP. CA, WWF, DHK, KFBG, HKBWS and Green Power attended the meeting. Subsequently, CA, WWF, DHK and KFBG submitted comments and proposals on the draft OZP. They mainly concerned the riparian of streams, areas adjoining Country Parks and areas with coastal vegetation and woodland, and requested to impose conservation zoning for the said areas. They also requested to rezone agricultural land in the “AGR” zone to a more restrictive zoning to protect the ecologically sensitive habitats from development threats.
- 4.4 On 30.10.2015, the views received from YOIR, IsDC, TORC and green/concern groups and the revised draft Yi O OZP No. S/I-YO/C were submitted to the Board for consideration. The Board agreed that, the draft Yi O OZP was suitable for exhibition for public inspection. On 13.11.2015, the draft Yi O OZP No. S/I-YO/1 (**Plan H-1**) was exhibited for public inspection under section 5 of the Ordinance.

5. Consultation with IsDC and TORC

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-YO/C as appropriate, the draft Yi O OZP No. S/I-YO/1 was circulated to all members of IsDC and TORC in December 2015 for consideration. TORC was consulted on 10.12.2015 and YOIR being a member of TORC attended the meeting. TORC considered Yi O villagers’ comments were not addressed and objected to the OZP. YOIR and TORC subsequently submitted representations to the Board. The requests of YOIR (**R4**) are mentioned in paragraphs 2.10(c), (e) to (h) above and TORC (**R5**) opposes the draft OZP and supports the requests of YOIR. Mr Yu Hon-kwan, Member of IsDC also submitted a representation (i.e. **R6**) 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 (Plan H-3)

- 6.1 The representation sites cover the ‘VE’ of Yi O, the “V” zone, a site to the east of Yi O bay, private lots zoned “GB” and “CPA”, the eastern riparian of

the stream at Yi O, as well as coastal vegetation and woodland areas within the “AGR” zone.

Planning Intention

- 6.2 The general planning intention of the Area is to protect its high conservation and landscape value and the rural settings which complement the overall natural character and the landscape beauty of the surrounding Lantau North and Lantau South Country Parks and to make provision for future Small House development for the indigenous villagers of the Area. In designation of various land use zones in the Area, consideration has been given to protect the natural habitats in the Area such as the wooded areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North and Lantau South Country Parks and natural streams. Active and fallow agricultural land is retained in view of the good potential for agricultural use.
- 6.3 The “V” zone is to designate both existing recognized village and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a NTEH. Other commercial, community and recreational uses may be permitted on application to the Board.
- 6.4 The “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Except those specified in the Notes for “AGR” zone, any diversion of stream or filling of land requires planning permission from the Board.
- 6.5 The “GB” zone is primarily intended for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Except those specified in the Notes for “GB” zone, any diversion of stream, filling of land or excavation of land requires planning permission from the Board.
- 6.6 The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest

may be permitted. Except those specified in the Notes for “CPA” zone, any diversion of stream filling of land or excavation of land requires planning permission from the Board.

Responses to Grounds of Representations and Representers’ Proposals

Supportive Views

- 6.7 The supporting views of **R1(part) to R3 and R19(part)** are noted. Responses to their other comments/proposals are in **Annex III**.

Adverse Views/Views on Similar Issues

*Objection to a “GB” Site and Rezoning for Proposed Eco-lodge Development (**R1 and C1**) (**Plans H-4 and H-4a**)*

- 6.8 The “GB” site (2.68ha) in close proximity to Yi O bay is sandwiched between “CPA” at the west and Lantau North Country Park at the east (**Plan H-4**). Several streams run through the site from uphill in the Country Park towards Yi O bay supporting freshwater marsh and coastal vegetation along the coast. The site is largely covered by vegetation including undisturbed woodland, grass and bushes. There are abandoned farmland and dilapidated houses found within the site. The Director of Agriculture, Fisheries and Conservation (DAFC) considers that the site largely consists of woodland, instead of scrubland as indicated in the vegetation survey submitted by **C1**. Both Chief Town Planner/Urban Design and Landscape, PlanD (CTP/UD&L, PlanD) and DAFC consider the current “GB” zoning, with its general presumption against development, appropriate to reflect the existing natural landscape.
- 6.9 For the proposed eco-lodge providing 70 guest rooms in 2-storey buildings with field study/education/visitor centre, CTP/UD&L, PlanD considers it incompatible with the surrounding environment, in particular if it is in form of a tourist resort, and could possibly induce adverse visual impact on the surrounding natural environment. According to the Revised Concept Plan for Lantau – Landscape Conservation, the site falls within the Landscape Protection Area with general intention to preserve it as landscape buffer between the Country Parks and any developed areas. Hence, CTP/UD&L, PlanD does not agree to R1’s statement that the site is comparatively less visually sensitive.
- 6.10 Concerned departments including Director of Environmental Protection (DEP), Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD), Chief Engineer/Development(2), and Water Supplies Department (CE/Dev(2), WSD) consider that there are insufficient information to demonstrate that the proposed eco-lodge within such a large site would be acceptable from environmental, geotechnical and infrastructural aspects. DEP advises that as watercourses exist within and close to the site, these constraints would affect the feasibility of using septic tank/soakaway system to treat sewage arising from the development. WSD advises that the site is at great distance (about

2km) from the nearest WSD fresh water supply system at Tai O and the existing Tai O water treatment works is of very limited capacity. There will be no provision of metered water supply to the proposed eco-lodge development. CEDD advises that the site is overlooked by steep natural terrain with past natural terrain landslide records. A Geotechnical Planning Review Report is required for the proposed development. However, no detailed proposal or assessment reports are submitted.

- 6.11 While **R1** in its comment submitted under C1 proposes to rezone the site to “AGR” with ancillary accommodation use in Column 2 to facilitate the proposed eco-lodge development to provide basic accommodation to those interested in farming, departments’ concerns on the proposed development are still applicable. Without any impact assessments submitted by the representer, it is inappropriate to rezone the site from “GB” to any other zone to facilitate the proposed eco-lodge development. As for the lease entitlement, District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) advises that there is no building status for the lots owned by the representer within the site. Since the private land is primarily demised for agricultural purpose under the block government lease and ‘Agricultural Use’ is always permitted within the “GB” zone, there is no deprivation of the rights of the landowners. Besides, under the current planning application mechanism, individuals may submit application for change of use to the Board for consideration with the necessary technical assessments.

“V” zone (R4 to R6, R8 and R19)

- 6.12 The boundaries of the “V” zone for Yi O Village (**Plan H-5**), the recognised village within the Area, has been drawn up around existing house clusters having regard to existing building structures, the extent of ‘VE’, approved Small House applications, outstanding Small House application, building lots, local topography, site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses have been avoided where possible. During the course of preparing the draft OZP, views and comments from relevant stakeholders including IsDC, TORC, YOIR and green/concern groups and government departments have also been taken into account in drawing up the “V” zone.
- 6.13 With regard to **R4 to R6**’s view that the “V” land (0.38ha) is inadequate to meet the 10-year Small House demand, it should be noted that the Small House demand forecast is only one of the factors in drawing up the “V” zone. The forecast is provided by the IIR 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. Given there is no outstanding Small House application and the lack of infrastructure facilities in Yi O, an incremental approach has been adopted in designating the “V” zone. The incremental approach could guide village expansion around the existing village settlements to achieve a more orderly development pattern, efficient use of land and provision of infrastructures and services. It would help confine human disturbance to the areas around the existing settlements, thus minimizing unnecessary adverse

impacts on the natural environment outside the village. Besides, Small House development outside the “V” zone could be processed through the planning application system.

Table 1: Small House Demand for Yi O Village

Small House Demand Figure in Sep 2015		‘VE’ Approx. Area (ha)	“V” zone area (ha)	Required land to meet demand (ha) for 145 Small Houses	Available Land to meet new demand (ha)	Percentage of the new demand met by available land (%)
Outstanding Demand	10-year forecast					
0	145	4.03	0.38	3.63	0.33 ^{ff}	9

^{ff}The figure has excluded the 6 approved in 1981 but not yet developed Small Houses.

- 6.14 Within the ‘VE’, two pieces of land are under “V” zone on the OZP (0.38 ha) while the remaining area is zoned “AGR” and “GB”. DAFC advises that most land zoned “AGR” within the ‘VE’ consists of active farmland and fallow land with potential for agricultural rehabilitation, while the area zoned “GB” covers young woodlands. The current “AGR” and “GB” zones are considered appropriate.
- 6.15 As for **R8**’s view on imposing restriction on the use of “V” land, there is no justification or concrete suggestion on how to restrict its use. The current restrictions for the “V” zone as stipulated in its Notes which generally follow the Master Schedule of Notes to Statutory Plans (MSN) are considered appropriate.

“CPA” Zone and Private Land within “GB” and “CPA” Zones (R4 to R7)

- 6.16 The designation of conservation zonings on the OZP has taken into account the ecological values, landscape character, local topography, site characteristics, stakeholders’ views and concerned departmental advice. The “CPA” zone covers the existing natural coastal area with coastal vegetation, mudflat, rocky shore, and associated estuarine landscape. CTP/UD&L, PlanD considers that the current “CPA” zoning is appropriate for protection of the natural coastline and its landscape features.
- 6.17 Regarding private land within conservation zonings (i.e. “CPA” and “GB”) (**Plan H-3**), the concerned land is primarily demised for agricultural purpose under the block government lease. There is no building lot within the “CPA” and “GB” zones. Most active farmland and fallow land with potential for agricultural rehabilitation is already zoned “AGR”. Since ‘Agricultural Use’ is always permitted under “CPA” and “GB”, there is no deprivation of the rights of the landowners. The private land within “CPA” zone covers the natural shore with natural vegetation (**Plan H-4b**), whereas the private land within “GB” zones mainly cover a continuous stretch of woodland. DAFC considers the current zonings appropriate to preserve the existing natural landscape while allowing agricultural use. Moreover, within “CPA” and

“GB” zones, apart from agricultural use, uses in line with the planning intention are always permitted and some specified uses may be permitted upon approval by the Board.

Lack of Transport and Infrastructure Facilities (R4 to R10)

- 6.18 Relevant government departments will keep in view of the need for infrastructure facilities in Yi O subject to resources availability. At present, concerned departments including Transport Department, DSD, EPD and WSD have not put forth any request for land reservation within the Area for road use or drainage, sewerage and water supply facilities. If concerned departments have plans in future 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.
- 6.19 With regard to the request for a vehicular access connecting Tai O and Yi O, Commissioner for Transport (C for T) advises that there is no plan to provide vehicular access to Yi O or any proposed widening of the track between Tai O and Yi O. Moreover, the Area is enclosed by the Lantau North and Lantau South Country Parks, the impact of constructing a road would have to be carefully assessed and consent of the Country and Marine Parks Authority is required.
- 6.20 As for the request for a pier at Yi O, C for T advises that the utilization of Sha Lo Wan Pier and Tai O Pier (located near Yi O) is low and there is no licensed ferry and kaito services to/from Yi O. Thus, there is currently no need for providing a new pier from transport operational point of view. Concerned departments currently have no plan to build a pier in Yi O. As for the suggestion of YOIR (R4) for a standard pier at 漁苗埔 at the western side of the bay, and a vehicular access connecting the proposed pier and Yi O village, it should be noted that 漁苗埔 is located outside the boundary of the OZP (**Plan H-2**) but is within the Lantau South Country Park. Consent of the Country and Marine Parks Authority on the proposal is required. In addition, relevant departments have advised that the proposed location is in very shallow water and a long catwalk leading to deeper water may be required if a pier is to be constructed there. Moreover, the proposed vehicular access will need to go through a vegetated area to the west of Yi O Bay. The impact should be carefully assessed.
- 6.21 There is an existing jetty at the eastern side of the bay (**Plan H-2**). Flexibility has been provided in the covering Notes of the OZP for carrying out any upgrading works to the pier if requires.

“AGR” and “GB” Zones (R8, R11 to R17 and R19)

- 6.22 Regarding the proposals of the green/concern groups/persons to amend the Notes for the “AGR” and/or “GB” zones to prohibit development of new house in these zones, the Notes for the “GB” and “AGR” zones generally

follow the MSN including uses which may be considered by the Board under the planning application system. This is to allow flexibility for development proposals and the provision of different facilities that may be compatible with the surrounding area for public use and/or enjoyment. 'House' use in these zones requires permission from the Board. "GB" is a conservation zone and there is a general presumption against development within this zone. Each application would be considered by the Board based on its individual merits taking account of the relevant planning considerations. There is no strong justification to impose further restrictions on these zones. As for **R8's** suggestion on retaining farmland/increasing farmland development, it should be noted that most active farmland and fallow land with potential for agricultural rehabilitation are already zoned "AGR".

- 6.23 As for **R15's** proposal that any diversion of stream, filling of land or excavation of land should not be conducted without permission from the Board, provision has already been made under the current Notes for the zones covering/immediately abutting on stream, i.e. "AGR", "GB" and "CPA" zones that diversion of stream, filling of land and/or excavation of land within these zones require planning permission from the Board except for those specified in the Notes for the zones. The current requirements are considered appropriate.

Riparian zone of Stream, Areas with Woodland and Coastal Vegetation within "AGR" zone (R11 to R17)

- 6.24 As for the riparian zone of the stream to the southwest of Yi O San Tsuen, the stream and its western riparian zone is already zoned "GB" and the eastern side is zoned "AGR". DAFC advises that the eastern riparian area mainly covers abandoned farmland (**Plans H-5, H-5b and H-5c**). From agricultural development perspective, there are active agricultural activities in the vicinity of the subject area. As active farming activities are found in the southern part of the concerned "AGR" site and the northern area has good potential of agricultural rehabilitation, it is considered that the "AGR" zone is appropriate to reflect the planning intention. Although Rice Fish (*Oryzias curvinotus* 弓背青鱗) and Striped Lesser Bream (*Metzia lineate* 線細鯰) of conservation concern have been recorded in the stream, the stream is not an EIS. The current zoning of "GB" and "AGR" covering western and eastern sides of the stream respectively is considered appropriate to reflect the existing natural landscape. Under the remarks of "AGR" zone, permission from the Board is required for diversion of streams and filling of land which might cause adverse environmental impacts on the adjacent areas. As for green group's view that riparian area of other non EIS at other country park enclaves are covered with conservation zoning, it should be noted that each stream and its riparian area are different and the zoning should be considered on its own characters and merits.
- 6.25 With regard to the woodlands within "AGR" zone to the east and west of Yi O San Tsuen (**Plans H-5 and H-5a**), there are no particular species of conservation importance and no registered old and valuable trees within the zone. While DAFC advises that Romer's Tree Frog has been recorded in the woodland area near the agricultural fields in the south of Yi O near Yi O Kau

Tsuen and near a stream to the east of Yi O, it is widespread in Lantau. DAFC also advises that active farming activities are observed in the vicinity of the woodland to the east of Yi O San Tsuen. The concerned area is mainly private land, and has the potential of agricultural rehabilitation. It is considered appropriate to zone the area close to Yi O San Tsuen as “AGR” from agricultural development point of view. The small petites woodland to the west of Yi O San Tsuen form part of the continuous flat land under active farming. It is considered appropriate to maintain its “AGR” zoning.

- 6.26 For the area with coastal vegetation (**Plans H-5 and H-5a**) currently zoned “AGR” at Yi O San Tsuen, it is largely a piece of continuous flatland. There are no particular species of conservation importance. DAFC advises that the areas with coastal vegetation are connected to existing active farmland and possess potential for agricultural rehabilitation.

Other Views

- 6.27 With regard to **R7**’s views on agricultural policy, DAFC advises that under the New Agricultural Policy (NAP), the Government will facilitate “leisure farming” as an auxiliary activity of farms on commercial production and as a means for farmers to increase income and reach out to potential customers. Besides, packaging for brand building and marketing of products that can help farmers to move up the value chain will also be supported under NAP. With respect to the provision of lodging and catering service, the operator should comply with the existing regulatory regimes. For **R18**’s concern on impact on trees and vegetation in the area, DAFC advises that there is no known record of tree of particular value within the “V” and “AGR” zones in the area. There are existing mechanisms overseen by the concerned departments for tree preservation if there is any development.

Responses to Comments

- 6.28 The views of the comments as highlighted in paragraph 3 are similar to the grounds of representations. The assessments in paragraphs 6.8 to 6.27 above are relevant. Detailed responses to the comments are provided in **Annex IV**.

7. Consultation

- 7.1 The following government bureaux/departments have been consulted and their comments have been incorporated in the paper as appropriate:

- (a) C for T;
- (b) DAFC;
- (c) DEP;
- (d) Director of Marine;
- (e) Chief Engineer/Port Works, CEDD;
- (f) H(GEO), CEDD;
- (g) CE/Dev(2), WSD;
- (h) Chief Engineer/Hong Kong Island and Islands, DSD;
- (i) Chief Engineer/Sewerage Projects, DSD;

- (j) Chief Engineer/Drainage Projects, DSD;
- (k) Chief Highway Engineer/New Territories East District, Highways Department (HyD);
- (l) Chief Town Planner/Central Enforcement and Prosecution, PlanD;
- (m) CTP/UD&L, PlanD; and
- (n) DLO/Is, LandsD.

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

- (a) Director of Leisure and Cultural Services;
- (b) District Officer/Islands, Home Affairs Department;
- (c) Project Manager/Hong Kong Island and Islands, CEDD;
- (d) Commissioner of Police; and
- (e) Director of Fire Services.

8. **Planning Department's Views**

The supportive views of **R1(part)**, **R2**, **R3** and **R19(part)** are noted. Based on the assessments in paragraph 6 above and the following reasons, PlanD does not support the views of **R1(part)**, **R4 to R18**, **R19(part)** and **R20** and considers that the draft OZP should not be amended to meet the representations:

Rezoning of a "GB" Site to Facilitate the Proposed Eco-lodge Development

- (a) There is insufficient information to demonstrate that the proposed eco-lodge use would not have adverse impacts on environmental, visual, landscape, ecological, geotechnical, traffic and infrastructural aspects. There are no strong reasons to rezone a large area to "OU(Eco-lodge)" or other zoning to facilitate the proposed eco-lodge development. **(R1)**

"V" zone

- (b) The boundaries of the "V" zone for the village have been drawn up having regard to the 'VE', local topography, settlement/building lot pattern, Small House demand forecast, outstanding Small House application, areas of ecological importance, as well as other site-specific characteristics. **(R4 to R6, R19)**
- (c) The Small House demand forecast is only one of the factors in drawing up the "V" zone. In view of the existing zero outstanding Small House application and the lack of infrastructure facilities in Yi O, it is appropriate to adopt an incremental approach for designating the "V" zone with an aim to confining Small House development at suitable locations. There is no strong justification to expand the "V" zone to the 'VE' boundary. **(R4 to R6)**
- (d) The current Notes and restrictions of "V" zone are considered appropriate. There is no justification or concrete suggestion proposed by the representer on how to restrict the use within the "V" zone. **(R8)**

“CPA” Zone and Private Land within “GB” and “CPA” Zones

- (e) The “CPA” zone covers the existing natural coastal area with coastal vegetation, mudflat, rocky shore, and associated estuarine landscape. The “CPA” zoning is considered appropriate for protection of the natural coastline and its landscape features. **(R5)**
- (f) The designation of “GB” and “CPA” zones on the OZP is considered appropriate taking into account all the relevant planning considerations. **(R4 to R7)**
- (g) Private land within the “CPA” and “GB” zones are agricultural lots and ‘Agricultural Use’ is always permitted on land in “CPA” and “GB” zones. Therefore, there is no deprivation of the rights of the landowners. **(R4 to R7)**

Transport and Infrastructure Facilities

- (h) 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. **(R4 to R10)**

“AGR” and “GB” zones

- (i) The Notes for “GB” and “AGR” zones generally follow the MSN including uses which may be considered by the Board under the planning application system. This is to allow flexibility for development proposals and the provision of different facilities that may be compatible with the surrounding area for public use or/and enjoyment. ‘House’ use requires planning permission from the Board and each application would be considered by the Board based on its individual merits taking account of relevant planning considerations. There is no strong justification to impose further restrictions on these zones. **(R11 to R17)**
- (j) Diversion of stream, filling of land and/or excavation of land within “AGR”, “GB” and “CPA” zones require planning permission from the Board, except for those specified in the Notes for these zones. The current requirements are considered appropriate. **(R15)**
- (k) There is a general presumption against development within “GB” zone. Uses which may be considered by the Board will be processed under the planning application system. **(R19)**
- (l) Most active farmland and fallow land with potential for agricultural rehabilitation are already zoned “AGR”. **(R8)**

Riparian Zone of Stream, Areas with Woodland and Coastal Vegetation within “AGR” zone

- (m) The eastern riparian zone of the stream to the southwest of Yi O San Tsuen mainly covers abandoned farmland and has good potential of agricultural

rehabilitation. The “AGR” zone is considered appropriate to reflect the planning intention. The Notes for the zone has stipulated that diversion of stream or filling of land requires planning permission from the Board. **(R11 to R17)**

- (n) Active farming activities are observed in the vicinity of the woodland to the east of Yi O San Tsuen. The concerned area has the potential of agricultural rehabilitation. The woodland to the west of Yi O San Tsuen forms part of the continuous flat land under active farming. The “AGR” zoning for the areas is considered appropriate. **(R11 to R17)**
- (o) The areas with coastal vegetation are connected to existing active farmland and possess potential for agricultural rehabilitation. The “AGR” zoning is considered appropriate. **(R11 to R14 and R16)**

Impact on Trees and Vegetation

- (p) There is no record of tree of particular value within the “V” and “AGR” zones and there are existing mechanisms for tree preservation if there is any development. **(R18)**

9. Decision Sought

The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to uphold/not to uphold the representations.

10. Attachments

Annex I	CD-ROM containing the names of commenters, submission of all representations (R1 to R20) and comments (C1 to C1401) (for Board Members only)
Annexes IIa and IIb	Submission of representation R1 to R20 (for Board Members only)
Annex III	Summary of the grounds of representations/representers’ proposal and PlanD’s responses
Annex IV	Summary of comments on representations and PlanD’s responses
Plan H-1	Draft Yi O OZP No. S/I-YO/1
Plan H-2	Aerial Photo
Plan H-3	Location Plan of Representation Sites
Plan H-4	Site Plan of Representation Sites R1, R4 to R7
Plan H-4a	Site Photos of Representation Sites R1
Plan H-4b	Site Photos of Representation Sites R1, R4 to R6
Plan H-5	Site Plan of Representation Sites R4 to R7, R11 to R17
Plans H-5a to H-5c	Site Photos of Representation Sites R11 to R17
Drawing H-1	Representation Site R1 – Land Ownership

Draft Yi O Outline Zoning Plan No. S/I-YO/1 (the OZP)
Summary of grounds of representations/representers' proposals and PlanD's responses

Rep. No. TPB/R/S/I-YO/-	Grounds/ Proposals of the Representation	PlanD's Responses
R1	<p>(a) Supports the gazettal of the OZP as it stipulates Yi O area under statutory planning control.</p> <p>(b) Supports the “Coastal Protection Area” (“CPA”) zoning covering land held by the representer for the preservation of the natural coastline of Yi O.</p> <p>(c) Opposes the “Green Belt” (“GB”) zoning on land held by the representer and proposes to rezone a site of about 2.68ha (comprising about 1.8ha owner by the representer, 0.73ha owned by other owners and 0.15ha government land) to “Other Specified Uses” annotated “Eco-lodge” (“OU(Eco-lodge)”) with a plot ratio of 0.2 to 0.25 and a maximum building height of 2 storeys to facilitate development of a proposed 70-room eco-lodge cum field study/education/visitor center development:</p> <p>(i) The site proposed for “OU(Eco-lodge)” (about 2.68ha comprising about 1.8ha of land owned by the representer) falls in a coastal area sloping up towards inland. About half of the site is undisturbed woodland while the remaining half had been formed and leveled which is recorded as abandoned farmland (about 5,500m²) and now predominantly covered with grass and shrub. Its southern part lines the stream named “Shui Lo Cho”. 75% of the built-up area of the proposed development will be built on the formed and leveled abandoned farmland. The field study/education/visitor centre with GFA of not less than 20% of the total GFA will open for free public visit. The proposed development will have synergy effect with the existing holiday farming activity at Yi O San Tsuen.</p> <p>(ii) The design and development framework for a resort-style eco-lodge proposal has been outlined in the Assessment Criteria for Eco-lodge Proposals of Planning Department (2010) and the Consultancy Study on the Development of New Tourism Infrastructure-Spa and Resort Facilities (2006) of the Tourism Commission.</p> <p>(iii) A 3 to 5 star-standard eco-lodge development equipped with spa-treatment-service tourism lodging facility at the scenic country will best meet the market niche and enhance the competitiveness of Hong Kong as a tourism hub for local and overseas holiday makers.</p> <p>(iv) The site situated on Section 7 of Lantau Trial, close to Tai O and beaches in South Lantau, and located in west Lantau without lodging facility, is of strategically importance in making Lantau as a genuine tourism hub for both overseas and local visitors. The proposed lodging facility will support the tourism activities in Tai O and Ngong Ping.</p>	<p>(a) Noted.</p> <p>(b) Noted.</p> <p>(c) See paras. 6.8 to 6.9 of TPB Paper No. 10130 (the paper).</p>

Rep. No. TPB/R/S/I-YO/-	Grounds/ Proposals of the Representation	PlanD's Responses
	<p>(v) The site is not within Special Landscaping Area, any sensitive/conservation zoning, nor Country Park. No vehicular road, pond filling nor stream diversion is proposed.</p> <p>(vi) If the "OU(Eco-lodge)" zone is approved, private land owned by R1 within the Lantau North Country Park will be surrendered to the Government or in form of land exchange.</p> <p>Note : The representer submitted a comment (C1) on R1 to supplement that the proposed eco-lodge would be for very basic accommodation for those interested in farming and organic horticulture for successive short and overnight stays. Recognizing that it may be difficult for the Board to accept the proposed "OU(Eco-lodge)" zone, C1(R1) suggests an "AGR" zone for the site. Please see the summary of the views of C1 at Annex IV.</p>	
R2	<p>(a) Supports the provisions, spirit and intent of the OZP.</p> <p>(b) Noting that conflicts have arisen between the intention of "GB" zone and development plans proposed by the Government, the Board may consider the feasibility of according a higher degree of protection to certain land in this and other future rural OZPs so as to preserve them from construction development proposals.</p>	<p>(a) Noted.</p> <p>(b) The zonings on the rural OZPs have been carefully considered to balance natural conservation and development need.</p>
R3	<p>(a) Supports the planning direction, in particular designating "GB" and "CPA" zonings to areas with mangrove.</p> <p>(b) Rights of different stakeholders should be respected to achieve integrated planning and sustainable development.</p> <p>(c) The main stream and two other streams play an important role in the habitat of Yi O. It is necessary to ensure that they would not be diverted and covered.</p> <p>(d) The Government and concern groups should adopt a positive attitude to the farming activities at Yi O. Yi O has high degree of biodiversity. Appropriate level of agricultural development would facilitate sustainable development of Yi O. Ecological surveys conducted between 2013 to 2015 reveal that there is no significant change to the species in Yi O.</p> <p>(e) Maintaining existing wetland farming is important to the ecological environment in Yi O. Agriculture, Fisheries and Conservation Department (AFCD) should assist in protecting the source of water supply.</p>	<p>(a) Noted.</p> <p>(b) In preparing the OZP, rights of different stakeholders have been considered. See paras. 4.2 - 4.4 and 5 of the paper also.</p> <p>(c) The streams are zoned "GB" where diversion of stream and filling of land require permission from the Board.</p>

Rep. No. TPB/R/S/I-YO/-	Grounds/ Proposals of the Representation	PlanD's Responses
		(d) and (e) Noted. Views conveyed to AFCD.
R4	<p>(a) Opposes the OZP. The representer is the Indigenous Inhabitant Representative of Yi O (YOIIR) who has expressed the requests for revitalization of Yi O Village to the Board and the Government in various meetings and requested for planning/provision of needed infrastructure and community facilities but no concrete solution is received.</p> <p>(b) Currently, it takes about an hour to commute between Tai O and Yi O on foot. A vehicular access should be planned connecting Tai O and Yi O to meet the demand arising from the estimated population of 1,600 persons upon village revitalization and the need for transportation of farm products/materials upon agricultural land rehabilitation.</p> <p>(c) A pier is required to provide emergency rescue and routine services. Suggests to rebuild a standard pier at 漁苗埔 and plan an vehicular access connecting the pier and Yi O village.</p> <p>(d) Upon implementation of Yi O village revitalization and agricultural land rehabilitation programme, there will be about 1,560 and 80 persons living and working in Yi O respectively, and mobile and transient population will be 2,000 and 600 per month. Thus, it is necessary to plan the water supplies, drainage and sewerage systems. Flooding occurs during typhoon and heavy raining occasions causing damage to farmland, facilities, human and animals.</p> <p>(e) The “Village Type Development” (“V”) zone with an area of 0.33 ha, equivalent to 13 Small House sites, could not meet the Small House demand and will affect the benefit of the villagers. Since the village boundary of building Small Houses has been in existence since 1970’s, land within the village environs (‘VE’) should be designated as “V” zone. The 10-year Small House forecast is 145.</p> <p>(f) Private land should not be zoned “GB” or “CPA” without agreement of villagers as it would affect their benefits.</p>	<p>(a) See paras. 4.2 - 4.4, 5 and 6.18 to 6.21 of the paper.</p> <p>(b) See paras. 6.18 and 6.19 of the paper.</p> <p>(c) See paras. 6.18, 6.20 and 6.21 of the paper.</p> <p>(d) See para. 6.18 of the paper.</p> <p>DSD will inspect the stream course at Yi O annually before and after the wet season, and carry out minor works when necessary.</p> <p>(e) See paras. 6.12 to 6.14 of the paper.</p> <p>(f) See paras. 6.16 and 6.17 of the paper.</p>
R5	<p>(a) Opposes the OZP as the suggestions made by Tai O Rural Committee (TORC) and YOIIR during the consultation have not been incorporated in the OZP.</p>	<p>See responses to R4 above, and paras. 6.12 – 6.14, 6.16 - 6.21 of the</p>

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	<p>(b) Supports the views of the village representative. The OZP should be replanned to incorporate his requests and resubmitted to the Board for consideration which should include the following:</p> <p>(c) An vehicular access should be planned connecting Tai O and Yi O.</p> <p>(d) A standard pier should be planned as more people will travel to Yi O.</p> <p>(e) As village revitalization commenced several years ago, population is increasing. Water supplies and sewerage systems should be planned to meet the future need.</p> <p>(f) The village boundary of building Small Houses has been in existence since 1970s should be designated as “V” zone. The benefit of the villagers should not be affected.</p> <p>(g) Private farmland should not be designated as “GB”. “CPA” zone should be deleted as it will affect the future development of Yi O.</p>	paper.
R6	<p>(a) He received the views of local stakeholders expressing that although consultations were conducted, the requests of Yi O villagers were not reflected on the OZP and their needs were not addressed.</p> <p>(b) Yi O villagers request to plan an vehicular access connecting Tai O and Yi O, a standard pier, water supplies and sewerage systems to meet the need of increasing population due to agricultural land rehabilitation, as well as designating land falling within the ‘VE’ as “V” zone, but not to designate private land as “GB” or “CPA” zone.</p> <p>(c) In preparing the OZP, the right of the villagers should be considered, their requests should be addressed and the original use of the land should be respected.</p>	<p>(a) and (b) see responses to R4 above.</p> <p>(c) See paras. 4.2, 4.4 and 5 of the paper.</p>
R7	<p>(a) The representer is Yi O Agricultural Cooperation Ltd. who is carrying out agricultural land rehabilitation and village revitalization in Yi O. In preparing the OZP, the authority has not taken into account the need for infrastructure and facilities to support the agricultural land rehabilitation, village revitalization and agricultural operation in Yi O San Tsuen and Yi O Kau Tsuen. The lack of infrastructure and facilities make it difficult for agricultural land rehabilitation. There are 2.6ha of private farmland in Yi O San Tsuen and currently 1.8ha are under farming. Activities are also conducted for people living in the urban area to participate in farming activities in a community farm near Yi O Kau Tsuen.</p>	<p>(a) See paras. 6.18 - 6.21 of the paper.</p> <p>(b) Noted.</p> <p>(c) See paras. 6.18 - 6.21 of the paper.</p> <p>(d) DSD will inspect the stream course at Yi O annually before and after the</p>

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	<p>(b) Since the implementation of the agricultural land rehabilitation, various farm produces have been produced and there is increase in animal and insect species found in the area.</p> <p>(c) Natural water supply will not be adequate to cater for the need of increasing population and activities. Water supply and sewerage systems should be provided. There is only one footpath connecting Tai O and Yi O and it takes one hour to commute. A standard pier and a vehicular access for ambulance and village vehicles connecting to Tai O are required.</p> <p>(d) There is flooding problem during typhoon and heavy raining periods. River dredging works should be conducted regularly.</p> <p>(e) The Government could play the role of integration, integrating leisure experiences including farm, bed and breakfast and restaurant. Processing and assembling, stock management, logistic and packaging may also be carried out in the village to revitalize the idle land and village.</p> <p>(f) Private farmland within Yi O San Tsuen should be zoned “AGR” to respect its original land use.</p> <p>(g) The Government land adjoining farmland should be properly maintained to prevent pest problems.</p> <p>(h) Suggests to re-route the hiking trail to avoid disturbance to the private farmland and connect it to the pier at 魚苗埔 proposed by villagers.</p>	<p>wet season and will carry out minor works when necessary.</p> <p>(e) See para. 6.27 of the paper.</p> <p>(f) See para. 6.17 of the paper.</p> <p>(g) The view has been conveyed to relevant department.</p> <p>(h) AFCD has provided an alternative hiking route of Lantau Trail Section 7 between Kau Ling Chung and Nga Ying Kok via Sham Hang Lek and Fan Shui Au for country park visitors.</p>
R8	<p>(a) Due to agricultural land rehabilitation, there is increasing number of insect, bird and animal in the area. In preparing the OZP, the Government should adopt sustainable development principles and should conduct strategic environment assessment.</p> <p>(b) Suggests to retain farmland/increase the proportion of agricultural land, designating it as “AGR” instead of “GB” so as to perform its farming function.</p> <p>(c) Suggests to impose restriction on the use of “V” zone.</p> <p>(d) Suggests to plan for the water supplies, drainage and sewerage systems to avoid discharge of untreated waste water affecting ecology and avoid flooding.</p> <p>(e) Suggests to protect the mangrove and mud flat by setting up a belt preventing ocean rubbish.</p> <p>(f) Suggests to improve the pier to enhance safety of users.</p>	<p>(a) Sustainable development principles are adopted in preparing the OZP. Apart from the “V” zone, there is no other development zone on the OZP.</p> <p>(b) See para. 6.22 of the paper.</p> <p>(c) See para. 6.15 of the paper.</p> <p>(d) See para. 6.18 of the paper.</p> <p>(e) The mangrove and mud flat in</p>

Rep. No. TPB/R/S/I-YO/-	Grounds/ Proposals of the Representation	PlanD's Responses
		<p>Yi O bay are outside the OZP area. The suggestion has been conveyed to relevant department.</p> <p>(f) See paras. 6.20 - 6.21 of the paper.</p>
R9 & R10	<p>Since agricultural land rehabilitation, rich biodiversity is found in Yi O. It is an ideal place for camping, star watching and/or natural education activities but there is a lack of infrastructure. The Government should plan/provide water supply, drainage and sewerage systems and a standard pier to facilitate rural farming experience activities.</p>	<p>See paras. 6.18, 6.20 and 6.21 of the paper.</p>
R11 to R13	<p>(a) The “AGR” zone cannot reflect the reality of the ecological sensitivity of the natural stream course and its riparian zones. Two freshwater fish species of high conservation importance, <i>Metzia lineata</i> 線細鯪 and <i>Oryzias curvinoyus</i> 弓背青鱗 have been found in the main stream of Yi O. Wildlife of <i>Metzia lineate</i> are just in a few locations in Hong Kong. The habitat of <i>Oryzias curvinoyus</i> in other enclaves have been well protected on the Plans.</p> <p>(b) The areas should be protected with conservation zoning. Agriculture use is always permitted in conservation zonings. Designating such areas with conservation zoning would not affect genuine farming activities.</p> <p>(c) The lack of a conservation zoning for the main stream and its riparian zones is inconsistent with the practice of the other OZPs for Country Park enclaves.</p> <p>(d) The current farming at Yi O are restricted to a few areas in the valley, much of the lowland areas are still largely covered with vegetation or natural wetlands (which should be but are not indicated on Plan 5 of TPB Paper 9978) with no farming has taken place. These areas should not be designated as “AGR” zone.</p> <p>(e) There was very large scale vegetation clearance of lowlands and hillsides in Yi O from 2012 to 2013.</p> <p>(f) The “AGR” zoning is not sufficient to protect farmland from the development pressure of Small House. The approval rate for Small House application in “AGR” zone in the past ten years is high (63.27%).</p>	<p>See paras. 6.22, 6.24 - 6.26 of the paper.</p>

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	<p>(g) Whether genuine farming activities can be operated on a sustainable basis at such a remote enclave is in doubt.</p> <p>(h) To avoid competition from other high return uses, ensure land use certainty, manage public expectations for development and prevent incompatible surrounding land uses, appropriate conservation zonings (e.g. “GB”, “GB(1)”, “Conservation Area” (“CA”) and/or “CPA”) should be designated for :</p> <p>(i) the natural streams and riparian zones;</p> <p>(ii) the area of wetland; and</p> <p>(iii) all other lowland and hillside areas now covered with vegetation/woodland and areas not under active cultivation.</p>	
R14	<p>(a) The “AGR” zone, especially the area within ‘VE’, will become reserve for future Small House development as the approval rate of Small House applications in “AGR” zone is high, i.e. about 62.5% between 2003 and 2012. Small House development in “AGR” zone will cause loss of arable farmland and impose adverse ecological and water quality impacts to nearby sensitive habitat, such as natural streams and coastal mangrove. As such, “AGR(2)” zone should be adopted by replacing ‘House (New Territories Exempted House (NTEH) only)’ with ‘House (Redevelopment only)’ in the Column 2 of the Notes to protect the ecologically sensitive habitats from development threats while supporting genuine farming activities.</p> <p>(b) Area with coastal vegetation is an ecological buffer zone between the inland agricultural activities and the sensitive coastal habitat. The area should be zoned “CPA” instead of “AGR” to offer sufficient protection to coastal habitats and landscape, and avoid potential development such as Small House.</p> <p>(c) Two freshwater fish species of conservation importance, <i>Metzia lineata</i> 線細鰻 and <i>Oryzias curvinoyus</i> 弓背青鱗 have been recorded in the main stream of Yi O. The current “AGR” zoning is insufficient in protecting the stream and the species from development. Any development on the riparian will cause loss of arable farmland, affect water quality of the stream and lead to adverse impacts on the ecologically important freshwater species.</p> <p>(d) The “AGR” zone at eastern riparian of the stream is inconsistent with the practice of offering conservation zonings like “GB” or “GB(1)” of the other OZPs for Country Park enclaves such as Chek Keng and To Kwa Peng. The natural stream should be protected by conservation zonings such as “GB” or “GB(1)”.</p> <p>(e) Romer’s Tree Frog has been recorded in the western part of Yi O. PlanD should verify with AFCD.</p>	See paras. 6.22, 6.24 - 6.26 of the paper.

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	(f) Some woodland areas which provide habitats for Romer's Tree Frog should be rezoned from "AGR" to conservation zonings such as "GB(1)".	
R15	<p>(a) It is noted that Romer's Tree Frog and <i>Oryzias curvinoyus</i> 弓背青鱗 have been recorded in Yi O. Woodlands together with the streams nearby are important habitats for them. The streams and the riparian zones on the two sides, and the woodlands at Yi O San Tsuen should be protected by conservation zonings such as "GB(1)"/"CPA" and/or "CA".</p> <p>(b) As the approval rate of Small House in "GB" zone was about 57% for the past 10 years, "GB" zone should be replaced by conservation zonings such as "GB(1)", "CPA", and/or "CA" to alleviate Small House development pressure and for the protection of natural habitats.</p> <p>(c) Diggers, wide footpaths, some recently excavated ditches and water systems are seen in the area. It is uncertain whether there is concrete, long-term and sustainable plan for farming activities in Yi O.</p> <p>(d) Eco-friendly farming activities should be adopted and wet agricultural land should be maintained to protect the biodiversity in the area. Any diversion of streams, filling of land, or excavation should not be conducted without permission from the Board and the relevant Departments.</p> <p>(e) Given 63% approval rate of Small House application in "AGR" zone, land in "AGR" zone is vulnerable to Small House development. The "AGR" zone at Yi O San Tsuen which is mostly within 'VE' would give villagers a false impression that the area is a land reserve for village development. In Column 2 of the Notes for the "AGR" zone, 'House (NTEH only)' should be replaced with 'House (Redevelopment only)' to remove the Small House development pressure and to respect the redevelopment right of villagers.</p> <p>(f) "AGR" zone should be replaced with a zoning that more accurately reflects its planning intention for cultivation only (i.e. "AGR(2)") or other conservation zonings (e.g. "GB(1)"/"CPA"/"CA") which truly respect and protect farmland, truly respect and conserve the multiple values of farmland (cultural, landscape and ecological values, and acting as open space, buffer and wildlife corridor), and truly respect and appreciate farmers.</p>	See paras. 6.22 - 6.25 of the paper.
R16	<p>(a) Objects to the OZP</p> <p>(b) Doubts on the effectiveness of the "AGR" zone encircling Yi O San Tsuen in protecting agricultural land for genuine agricultural</p>	See paras. 6.22, 6.24 - 6.26 of the paper.

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	<p>practice. The “AGR” zone is within ‘VE’ and would create false hope for Small House applications in view of the high approval rate of 62.5%.</p> <p>(c) While PlanD reiterates that each application would be considered by the Board on its individual merits, it is mentioned TPB paper No. 9978 that other zonings, including “AGR” zone, could be utilized to address Small House demand of 145.</p> <p>(d) As Yi O is surrounded by Country Parks with diverse habitats, ‘House (NTEH only, other than rebuilding of NETH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ should be replaced with ‘House (Redevelopment only)’ in Column 2 of “AGR” zone to prohibit development and ensure genuine agricultural practice in the area.</p> <p>(e) Woodlands in the Area provide habitat for Romer’s Tree Frog and form a continuous stretch of well-established vegetation with those located at the adjacent Country Parks. These areas should be zoned “GB”.</p> <p>(f) Some areas with coastal vegetation within “AGR” zone should be rezoned to “CPA” as no farming activities could be spotted. The designation of “CPA” zone would not violate the right to farm in the area.</p> <p>(g) Some natural streams, even not identified as Ecologically Important Stream (EIS), together with the riparian zones are zoned “GB” on other OZPs such as Ma Tso Lung and Chek Keng. The condition of the natural stream in Yi O, with abandoned farmland and backshore vegetation within its riparian zone and estuary as well as the presence of rare freshwater fishes <i>Metzia lineata</i> 線細鰻 and <i>Oryzias curvinoyus</i> 弓背青鱗, is indeed similar to these non-EIS. The riparian zone currently covered with “AGR” zone should be replaced by a conservation zoning.</p>	
R17	<p>(a) Objects to the OZP.</p> <p>(b) To ensure farming is sustainable at Yi O, the right to build house should be removed from the zoning for areas which are designated for agriculture and conservation uses:</p> <p>(i) The haphazard development of Small House should be eliminated so as to protect the value of land for farming</p> <p>(ii) the expectation on approving house development at future stage will create incentive for destruction of the ecology</p> <p>(iii) without a future development right, there is an increase in incentive for landowner to pursue sustainable farming models which maximize farming revenues from the land</p> <p>(iv) the area is not served by existing or planned road</p>	<p>(a) , (b) and (d) See para. 6.22 of the paper.</p> <p>(c) and (g) The latest site inspection revealed no excavation of land along the riparian zone of the western stream. The</p>

Rep. No. TPB/R/S/I-YO/-	Grounds/ Proposals of the Representation	PlanD's Responses
	<p>infrastructures</p> <p>(v) Small House/other developments will damage the environment and surrounding Country Parks</p> <p>(vi) the owners and operators have nil intent or interest in genuine farming. There has been no attempt at farming since the destruction of local ecology commenced in 2012</p> <p>(vii) there are reports that a 30-year lease has been signed to pursue the development of a tourist centre in Yi O comprising a resort hotel, housing and a water sports/recreation centre. Some land lots are now owned by private developers</p> <p>(viii) no detailed development plan has been provided by the landowners and operators on how they are doing/might do in future in implementing sustainable agricultural practices, and what they need</p> <p>(c) The natural habitat was largely destroyed prior to the publication of the DPA plan in 2012 under the excuse of agriculture rehabilitation. This appears a “destroy first, develop later” attitude.</p> <p>(d) Suggest to adopt “AGR(2)” zone by removing ‘House (NTEH only)’ in Column 2 of the Notes, or to replace “AGR” zone with “GB(1)” or “CA”.</p> <p>(e) Some parts of the “AGR” zone in Yi O San Tsuen are covered with woodland. Romer’s Tree Frog is recorded in wooded areas. These areas should be zoned “CA” or “CPA”.</p> <p>(f) The stream and its riparian zone (30m for both sides) to the west of Yi O San Tsuen should be zoned as “CA” to protect two rare freshwater fishes.</p> <p>(g) It is informed recently that there is unauthorised tree felling and excavation along the riparian zone of the western stream. PlanD should invest the case. The area should be protected by a restrictive zoning.</p>	<p>Planning Authority will continue to monitor the area. Should any unauthorized development be detected, enforcement action will be instigated as appropriate.</p> <p>(e) and (f) See paras. 6.24 - 6.25 of the paper.</p>
R18	<p>(a) Opposes the OZP.</p> <p>(b) Concerns on the impact on trees and vegetations which are key landscape resources and connected to the adjoining Country Park, but there are no tree survey, landscape and visual impact assessment and ecological impact assessment for the OZP. Tree survey and assessment on important tree species and/or potential old and valuable trees, if any, should be carried out at the site and its periphery.</p>	<p>See paras. 6.27 of the paper.</p>
R19	<p>(a) R19 commends the Notes of the OZP which point out the setting within Country Park, the Lantau Trail, the highest Landscape Value</p>	<p>(a) Noted.</p>

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	<p>of the area and provide comprehensive information on conservation aspects. He supports the designation of the “CPA” zoning for foreshore area.</p> <p>(b) The provision of “V” zone is not realistic as there will be no development at all in view of the remote location and that the village was abandoned many years ago.</p> <p>(c) Other than 1.38ha of “CPA” zone, there are no other conservation zonings. “GB” zone can be raided for development. There is a development lease covering the entire valley in Yi O to develop a tourist centre comprising a resort hotel, housing and a water sports/recreation centre which is a latent threat to protecting this area.</p>	<p>(b) See para. 6.12 of the paper.</p> <p>(c) See paras. 6.16 and 6.22 of the paper. The mentioned tourist centre in “GB” zone requires planning permission from the Board.</p>
R20	Opposes with indecipherable content.	Noted.

Draft Yi O Outline Zoning Plan No. S/I-YO/1
Summary of comments on representations and PlanD's responses

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
C1	<p>Submitted by R1.</p> <p>(a) Supplements the information provided under R1:</p> <ul style="list-style-type: none"> - The proposed eco-lodge is within the commenter's land. It is not intended for five star resort but for very basic accommodation for those interested in farming and organic horticulture. All accommodation would be located on land previously developed with rural type housing. - The proposed development is to provide the general public of farming experience. Simple and rudimentary style self-catering accommodation will be provided for successive short overnight stays given the remote location of and limited accessibility to Yi O. Moderate scale cloche and greenhouse structures would likely be required. The "OU(Eco-lodge)" zone proposed under R1 is to allow the proposed facilities which would be subject to obstruction and criticism under the current "GB" zoning. - Recognizing that it may be difficult for the Board to accept the proposed "OU(Eco-lodge)" zone, the commenter suggests an "AGR" zoning for the site which would ensure the use of the land for agricultural use and related ancillary uses. Ancillary accommodation could be listed as a Column 2 use. The Board could impose various conditions on the operation of the facilities. - Changing to "AGR" zone (with the imposition of specific planning controls) would ensure that land owners have an obligation to operate/undertake uses and development that is conducive to the retention of the rural character of the area. - A vegetation survey was conducted. No rare species and species of ecological significance were observed. However, <i>Aquilaria sinensis</i> (土沉香) is reported as present. The areas intended for eco-lodge, agricultural use and accommodation are generally made up of regenerated scrub of no major landscape or horticultural value and would not pose a restriction on the range of activities proposed. - Objects to the "GB" zoning of his site since it has defeated the purpose of what has been stipulated under 	<p>See para. 6.11 of TPB Paper No. 10130 (the paper).</p>

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>the land lease such as Padi, dry cultivation, house, or threshing uses.</p> <p>(b) Supports R4's requests for a standard pier/upgrading the existing pier and water supply service in Yi O. The upgrading of the existing pier is to provide a safe landing point to visitors. The current facility is substandard and not safe. A pier and water supply service are essential for supporting hobby farming/weekend farming activities at Yi O.</p> <p>(c) Supports R5 and R6's proposals to upgrade the existing pier and reinstate/enhance water supply service to Yi O and their objection to rezoning private land to "GB".</p> <p>(d) Supports R7's view that the OZP should be revised to promote modern sustainable farming at a scale consistent with and sympathetic to the prevailing character of Yi O.</p> <p>(e) Comments on R8's views that development should be sustainable and technical assessments should be carried out prior to any substantial development. Considers that placing "Eco-lodge" under Column 2 allows the Board to control the development. Other related agricultural uses might also be placed in Column 2. Supports the expansion of agricultural land with sustainable well planned and conceived agricultural development. The area and his land should be zoned "AGR" instead of "GB". The imposition of "GB" strips the original land use rights of the owners.</p>	
C2	<p>Submitted by R7 and comments on R17:</p> <ul style="list-style-type: none"> Provides information on the integrated farming plan adopted in Yi O. Different areas in Yi O are planned to produce different crops. Ecological surveys are conducted regularly. Various agricultural products and processed products have been produced after farming operation in the past 3 years. The statement of R17 on "operators have nil intent or interest in genuine farming" is unfair since the representer has not communicated with Yi O Agricultural Cooperation Ltd (R7, C2). R17 claims that "there are reports that a 30 year lease has been signed between indigenous villagers (family name Kung) and a company to pursue the development of a tourist centre in Yi O comprising a resort hotel, housing and a water sports/recreation centre". However, no lease contract has been signed between C2 and the villagers. There is no plan to develop 	Noted.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>leisure hotel and tourist centre in Yi O.</p> <ul style="list-style-type: none"> The detailed plan on operation, planning and development of Yi O Agricultural Cooperation Ltd. are provided in C2 and R7. The statement of R17 that “no detailed development plan has been provided” is incorrect. The ecological survey conducted in 2014 and 2015 (as mentioned in R7) has demonstrated that a lot of species were recorded in Yi O. R17's view that “with much of the ecology of the area removed in what appears ‘fake agriculture usage’ of the land” is incorrect. C2 plans to upload the result of ecological surveys to their website and create a page on social media introducing the ecology of Yi O. 	
C3	<ul style="list-style-type: none"> Not mention which representation commenting on, but appears to support R4. Supports all the requests suggested by Yi O villagers. The planning of Yi O is not related to other people/groups. Under the planning, all the right of the village should be protected/should not be affected. 	See responses to R4 in Annex III .
C4 to C11, C13 to C1377, C1387 to C1396	<p>Object to R1's proposal to rezone the site from “GB” to “OU (Eco-lodge)” and the proposal for a 70-room eco-lodge. The comments contain one or more of the views as summarised below:</p> <ul style="list-style-type: none"> The proposal is not in line with the general intention of the OZP and the planning intention of the “GB” zone. The proposed development will destroy the continuity of Country Parks from ecological, geological, aesthetical, landscape and recreational points of view, and affect the natural trail to Shui Lo Cho. There are Marin Park and Country Park which belong to all Hong Kong people, as well as rare species near Yi O. Mangrove and some coastal shrubs which have high ecological value are within the site. In addition, there is a rare plant species-<i>Tetragonia tetragonioides</i>. The proposal would cause irreversible damage on the environment/adverse ecological and landscape impacts and affect the existing habitat. Detailed proposal and assessments on environmental, landscape, traffic, drainage and sewerage impacts are not provided. The proposed development would affect the woodlands, coastal vegetation, freshwater marsh and natural streams of the area, and have adverse and 	See paras. 6.8 and 6.9 of the paper.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>irreversible impacts on Romer's Tree Frog and its habitat.</p> <ul style="list-style-type: none"> • The proposed development is located at the estuary of Shui Lo Cho which is an undamaged estuary and a water catchment area. The area and the entire eco-system on Lantau should be protected. Shui Lo Cho stream is one of the famous scenic sites in Hong Kong. The proposed development would damage it and affect water quality of Shui Lo Cho which provides fresh water to Tai O. • Increasing the number of visitors to the inter-tidal flats and 'eco-tourism' activities at Yi O would pose a direct threat to horseshoe crab. • The originality of Yi O should not be destroyed. • A building with 70 rooms is a hotel not a lodge. Such development is not necessary in view of Yi O's proximity to Tai O where lodgings may be provided. • The eco-lodge may eventually turn into a large resort with gambling facilities and sex industry. • The eco-lodge will require more transport to the area, ruining the peace on that part of the island. • Approval of the development of eco-lodge may lead to further development in the area such as residential use. • Construction of the proposed development would damage the green belt as well as affect slope safety. • The green belt will lose its function as a transition zone to prevent disturbance towards the country park environment once the lodge is built within it. • Objects to resort but support camping. • More construction in the inappropriate region will aggravate pollution. • The proposed development should be halted until the LanDAC has reached an acceptable sustainable development strategy of Lantau. • Development of eco-lodge will be using public resources. • The proposal is completely without merit. • Indigenous villagers sell land to outside individuals and companies, make money at the expense of the environment. • Should consider using other land such as golf course and People's Liberation Army' land. 	
C5, C6, C8, C12 ,C14 to C1394	Object to representers' proposals for a pier and vehicular access connecting the pier, Tai O and Yi O.	See paras. 6.18 to 6.21 of the paper.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>(C5 and C14 to C1394 comment on R4, R5, R7, R9 and R10; C6 on R4, R5 and R7; and C8 and C12 on R4 to R7). The comments contain one or more of the main views as summarised below:</p> <ul style="list-style-type: none"> Any development will cause adverse environmental, ecological, landscape and/or traffic impacts on the area, the woodland, tranquil trail as well as Lantau North and Lantau South Country Parks, affecting existing habitat and natural environment. Both the pier and road will increase accessibility and development pressure. Another pier will pollute the water and affect marine life. There is no intention of having large-scale development in Yi O. The existing footpath is considered adequate for visitors and villagers. Agricultural activities have been undertaken in Yi O which means necessary transportation has been fulfilling the needs and extra facilities (e.g. standard pier and road connects to Tai O) is not essential. Allowing the proposals for road and pier, etc would be a catastrophic failure. Vehicular access is not compatible with the existing and surrounding developments. The representer's estimated future population of Yi O is over 4,000 people that would well exceed the carrying capacity of Yi O. Question on whether the Government will allocate land for and finance a road or should the developers pay for it. The proposed pier may become attractive destination for illegal entry to Hong Kong. 	
C11	<ul style="list-style-type: none"> Also objects to a road from Tai O to Fan Lau which would run through "GB" and Country Park, entailing destruction. Also supports farming and a pier to facilitate access by those involved in the farming project. 	<ul style="list-style-type: none"> No road is proposed from Tai O to Fan Lau. Noted.
C1377	<p>Also objects to other points of R4, R5, R7, R9 and R10:</p> <ul style="list-style-type: none"> Opposes expanding the "V" zone and reserving more land for Small House development. The outstanding Small House demand in 2015 was 6 only, and the 10-year forecast of Small House demand was 40. Most of the private farmland was abandoned and covered with "GB" zone. 'Agricultural Use' is always 	See paras. 6.12 and 6.22 of the paper.

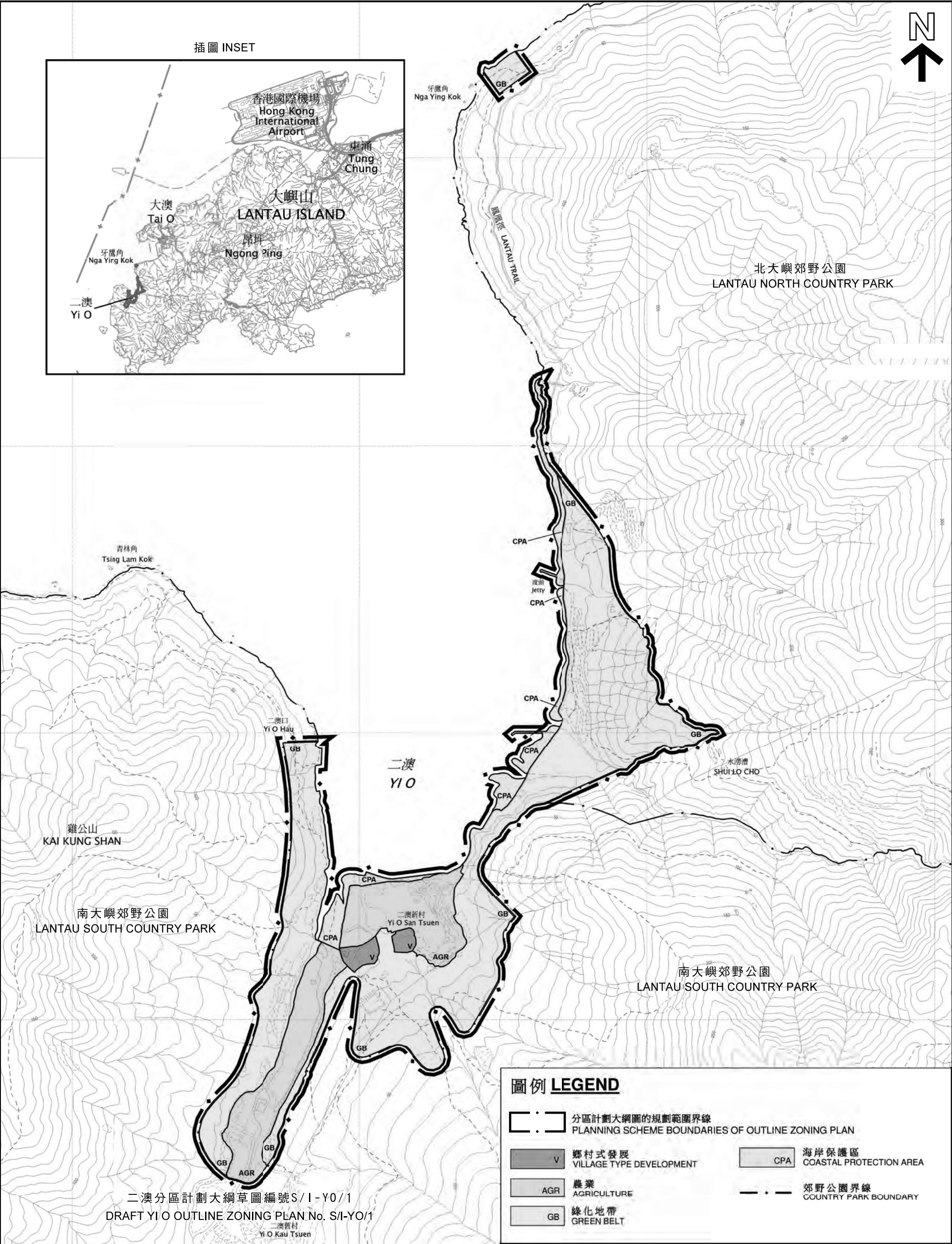
Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	permitted under "GB" zone and it is not necessary to designate the area for "AGR" zone.	
C5 to C10, C14 to C1386, C1393, C1395 and C1396	<p>Support representers' proposal to replace 'House (NTEH' only)' with 'House (Redevelopment only)' in the Column 2 of the "AGR" and/or "GB" zones, i.e. not allowing new house in "AGR" and/or "GB" zones.</p> <p>(C4 to C1386, C1393, C1395 and C1396 comment on R14 to R17; C5, C7, C8, C10 and C1377 on R11 to R17; C6 on R14, R16 and R17; and C9 on R11 and R15).</p> <p>The comments contain one or more of the views as summarised below:</p> <ul style="list-style-type: none"> • Support genuine farming. If the land owners are truly interested in farming, they should welcome the proposal to protect farming by removing the right to build house and removing the incentive to destroy the ecological value of their land. • Against 'fake farming' trick. • "AGR" zone is inadequate in protecting farming and cannot prevent Small House development. • Restrictive zoning would truly protect the farmland by limiting its use, conserve values of farmland and respect the farmers. • Developments would affect Country Park, natural environment and/or habitat. • The originality of Yi O should not be destroyed by developments. • Oppose house development beyond redevelopment of existing premises. • More construction in the inappropriate region will aggravate pollution. • There is no case for "modern" Small House development in this isolated enclave, with its typically destructive construction methods, septic tank etc.. • Low-density housing does not help housing supply. • There is adequate "V" land as the village has been abandoned for many years. • Small House Policy should be abolished. There needs to be a complete review of the indigenous housing as this is an outdated concept that is not fair to Hong Kong people. 	See para. 6.22 of the paper.
C5, C7 to C10, C1377 and C1383	<p>Support representers' view(s)/suggestion(s) to protect ecologically sensitive areas/ habitats in Yi O.</p> <p>(C5, C7, C8, C10 and C1377 comment on R11 to R17; C9</p>	See paras. 6.22, 6.24 - 6.26 of the paper.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>on R11; C1383 not mentioned which representation commenting on.) Main views are summarised:</p> <ul style="list-style-type: none"> • Low-lying area should not be zoned as “AGR” since most of it is covered by vegetation. • The woodland areas in Yi O San Tsuen/that are the habitats for Romer's Tree Frog/not suitable for agricultural use should be zoned as “GB(1)”, “CA” or “CPA” and old and valuable tree assessment should be conducted. • The natural stream at the west of Yi O San Tsuen and its riparian zone (30m from the stream) should be zoned as “CA”, “GB” or “GB(1)” instead of “AGR”. • The coastal areas that covered by vegetation/serve as an ecological buffer zone between the inland agricultural activities and the sensitive coastal habitats of Yi O Bay should be zoned as “CPA”. 	
C8	Also suggests greater protection to the area by requiring planning permission for any works within the area.	See para. 6.23 of the paper.
	<p>In addition to the above views, some of the above comments also provide one or more of the following general views supporting conservation and opposing destroy the natural environment, as summarised below:</p> <ul style="list-style-type: none"> • Natural environment/ecology of Lantau should be maintained/should not be destroyed. • All country parks should be protected. Developments would affect Lantau Country Parks in long term. • Against ‘destroy first-develop later’. • Remaining unchanged is the best way for preservation. • Should not use the name of ‘ecology’, ‘farming’, ‘rehabilitation’ or ‘preservation’ to destroy the nature/destroy Lantau or to make profit. • Preserve the environment for the next generations. • It is difficult to restore the land to its former condition once damage occurs. • No effective environmental protection in Hong Kong. • Oppose development in Yi O. • The valley and river were destroyed a few years ago. • Farmland should be preserved and brownfield sites should be used for development ahead of all greenfields. • Development on country park land is not the solution for insufficient land supply. • Against privatisation of natural landscape and 	Noted.

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
	<p>conservation areas.</p> <ul style="list-style-type: none"> • Development of Lantau for economic development, tourism and housing, if necessary, should be contained in the areas of Tung Chung and Discovery Bay. The remaining area should be retained to their natural state as much as possible for environmental concern as well as variety of life style. • Opposes any consumer-led ecotourism in Lantau Island which would damage the environment and culture. • The Government should purchase the private land and preserve the area making reference to the mode of preserving Hong Kong Wetland Park and Mai Po Nature Reserve. 	
In addition to the above, some of the above comments provide the following other views:		
C1109	<ul style="list-style-type: none"> • The formation of Lantau Development Advisory Committee (LanDAC) is lack of transparency which disregarded the comments of residents from Lantau Island. • Suggests forming a LanDAC with elected member. 	The Board is not in a position to handle matter relating to LanDAC.
C1145	TPB should prosecute those unauthorized developments/destruction to Country Park.	Prosecution of unauthorised development is under the purview of Planning Authority, i.e. Director of Planning. PlanD would continue the tasks.
C5, C1106, C1120, C1370	Andrew Lam Siu Lo, being a member of LanDAC and has connection to developers, involves in a conflict of interest in Yi O development.	Mr. Lam Siu Lo is not a member of the Board. The Board is not in a position to handle the matter.
C1151,C1179, C1213, C1282, C1291, C1337	Yi O villagers have closed the part of Lantau Trail within Yi O. The relevant government departments should take action against it. Open the trail to the public.	AFCD has provided an alternative hiking route of Lantau Trail Section 7 between Kau

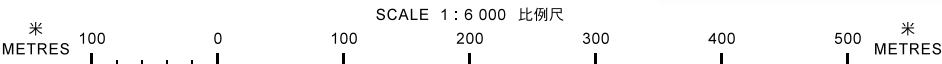
Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
		Ling Chung and Nga Ying Kok via Sham Hang Lek and Fan Lau Au for country park visitors.
C1162	To develop agricultural industry in Yi O and to provide agricultural products to local people to safeguard their health.	Noted. Agricultural use is allowed in Yi O.
C1158	The problem on housing shortage is the uncontrollable immigration and poor land planning. Strongly opposes using green land to develop "New Town".	No New Town is proposed in Yi O.
C1187	If the developers hoard land for many years, the Government should resume the land.	Land resumption is not under the purview of TPB.
C1211	Transportation infrastructure should be improved before developing Lantau Island.	This will be taken into account in the Lantau Development Strategy under preparation by DEVB.
C1291	Should designate the route of Lantau Trail within Yi O as "Road" and prohibit villagers from blocking or closing the route.	The route is a trail not a road. AFCD has provided an alternative hiking route of Lantau Trail Section 7 between Kau Ling Chung and Nga Ying Kok via Sham Hang Lek and Fan Lau Au.
C1342	Even if recreational or leisure facilities to be developed in Lantau, crowd control measures should be implemented to avoid the residents and environment suffering from excessive disturbance.	The receiving capacity will be taken into account in the Lantau Development

Comment No. TPB/R/S/I-YO/1-	Summary of Comments	PlanD's response
		Strategy under preparation by DEVB.
C1345	A comprehensive overall plan covering Lantau for the next 30 to 50 years should be designed. OZP layouts of specific areas should be designed in accordance to this master plan. The OZP should be shelved until completion of the consultation on long-term development of Lantau.	DEVB is preparing the Lantau Development Strategy. In order to ensure that planning control can be maintained and enforcement action can continue to be taken against any unauthorized developments, it is necessary to prepare an OZP for Yi O area.
The following comments do not mention which representation is related to:		
C1397 to C1400	Object to destroy the natural environment and/or Country Park.	Noted.
C1401	Supports development. Hong Kong does not need so many country parks.	Noted.



本摘要圖於2016年6月29日擬備，
所根據的資料為於2015年11月13日
展示的分區計劃大綱圖編號S/I-YO/1
EXTRACT PLAN PREPARED ON 29.6.2016
BASED ON OUTLINE ZONING PLAN No.
S/I-YO/1 EXHIBITED ON 13.11.2015

就二澳分區計劃大綱草圖編號S/I-YO/1
提出的申述個案編號1-20號
以及相關意見個案編號C1-C1401作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 20
AND RELATED COMMENTS No. C1 - C1401
DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

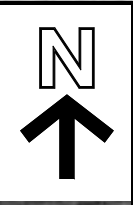


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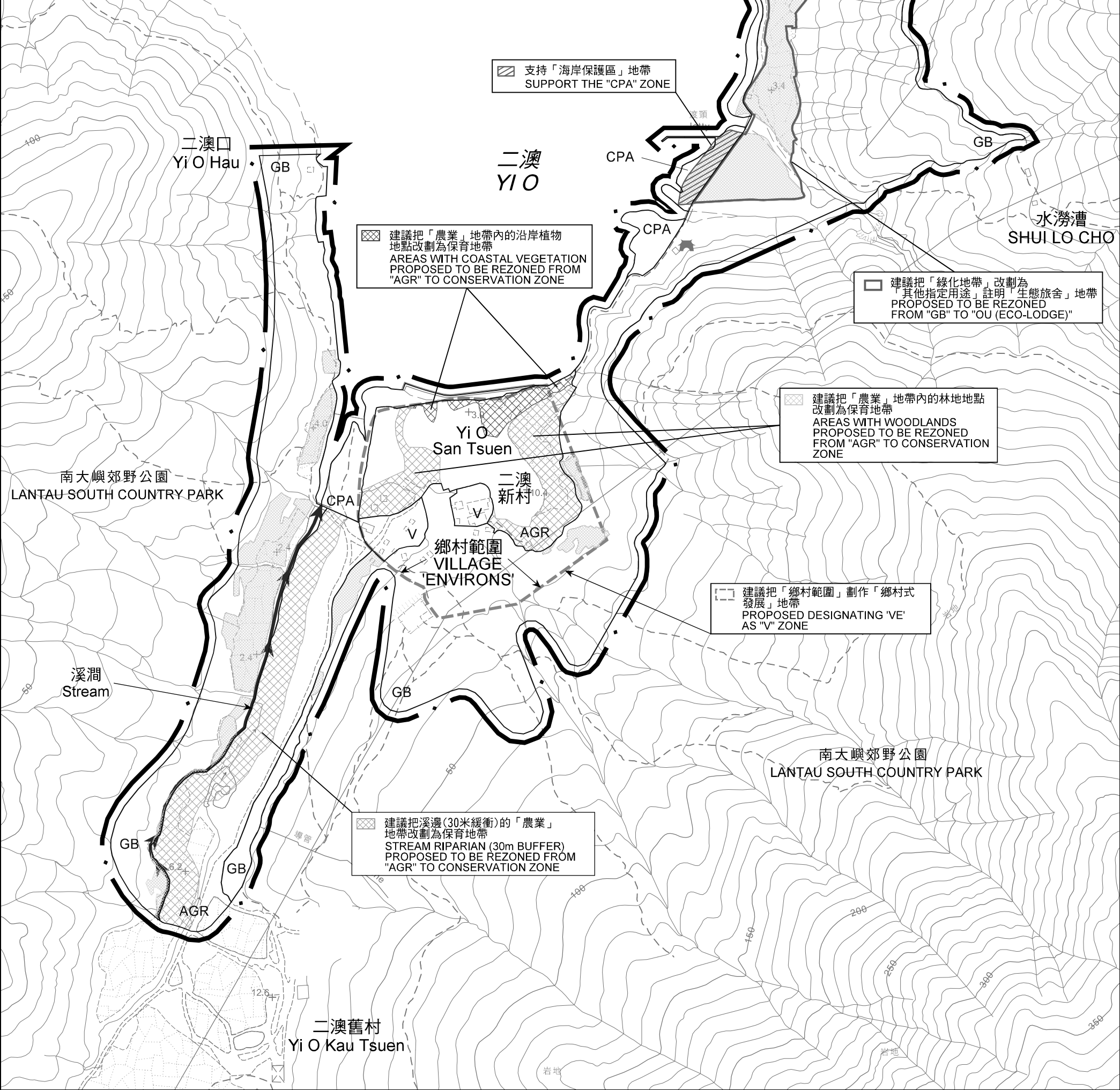
參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖 PLAN
H - 1

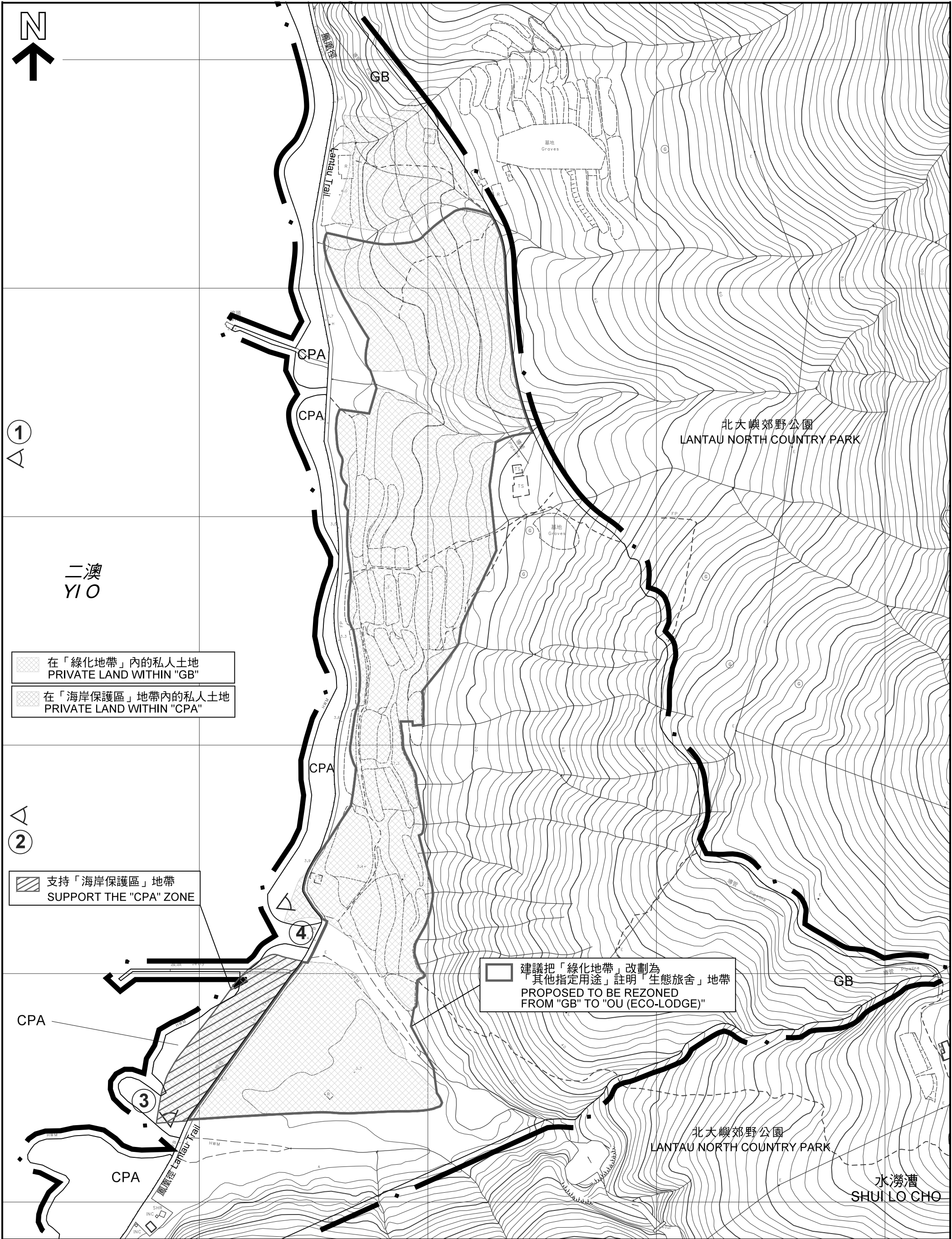


<p>本摘要圖於2016年6月29日擬備， 所根據的資料為地政總署於2015年1月16日 拍得的航攝照片編號CW112567及CW112680 EXTRACT PLAN PREPARED ON 29.6.2016 BASED ON AERIAL PHOTOS No. CW112567 & CW112680 TAKEN ON 16.1.2015 BY LANDS DEPARTMENT</p>	<p><u>航攝照片 AERIAL PHOTO</u></p> <p>就二澳分區計劃大綱草圖編號S/I-YO/1 提出的申述個案編號1-20號 以及相關意見個案編號C1-C1401作出考慮 CONSIDERATION OF REPRESENTATIONS No. 1 - 20 AND RELATED COMMENTS No. C1 - C1401 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1</p>	<p>規劃署 PLANNING DEPARTMENT</p>	
		<p>參考編號 REFERENCE No. R/S/I-YO/1-1 to 20</p>	<p>圖 PLAN H - 2</p>

申述個案 REPRESENTATIONS	
地點 Sites	編號 Nos.
 	R1
  	R4 - R6
 	R7
  	R11 - R14 & R16
 	R15 & R17
申述個案編號R2, R3, R8-R10&R18-R20：沒有指明特定地點 REPRESENTATIONS No. R2,R3,R8-R10 & R18-R20： NOT INDICATE ANY SPECIFIC SITE	
相關意見C1 - C1401（參閱附件III） RELATED COMMENTS C1 - C1401 (REFER TO ANNEX III)	



<p>本摘要圖於2016年6月29日擬備， 所根據的資料為測量圖編號13-NW-A EXTRACT PLAN PREPARED ON 29.6.2016 BASED ON SURVEY SHEET No. 13-NW-A</p>	<p>位置圖 LOCATION PLAN 就二澳分區計劃大綱草圖編號S/I-YO/1 提出的申述個案編號1-20號 以及相關意見個案編號C1-C1401作出考慮 CONSIDERATION OF REPRESENTATIONS No. 1 - 20 AND RELATED COMMENTS No. C1 - C1401 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1</p> <p>SCALE 1: 4 000 比例尺</p> <p>米 METRES 100 0 100 200 300 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> 
		<p>參考編號 REFERENCE No. R/S/I-YO/1-1 to 20</p>



<div>實地照片的觀景點 (參閱圖H-4a和H-4b) VIEWING POINT OF SITE PHOTO (REFER TO PLANS H-4a & H-4b)</div> <div>本摘要圖於2016年6月29日擬備， 所根據的資料為測量圖 編號13-NW-2D、3C、7B和8A EXTRACT PLAN PREPARED ON 29.6.2016 BASED ON SURVEY SHEETS No. 13-NW-2D, 3C, 7B & 8A</div>	<div>平面圖 SITE PLAN (1)</div> <div>(申述個案編號 REPRESENTATIONS No. R1 & R4 to R7)</div> <div>就二澳分區計劃大綱草圖編號S/I-YO/1 提出的申述個案編號1-20號以及相關意見個案編號C1-C1401作出考慮 CONSIDERATION OF REPRESENTATIONS No. 1 - 20 AND RELATED COMMENTS No. C1 - C1401 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1 SCALE 1 : 1 500 比例尺</div> <div><div>米 20 0 20 40 60 80 100 120 米</div><div>METRES</div></div>		<div>規劃署 PLANNING DEPARTMENT</div> <div>參考編號 REFERENCE No. R/S/I-YO/1-1 to 20</div>		<div>圖 PLAN H - 4</div>
	<div>圖例</div> <div><div><div>在「綠化地帶」內的私人土地 PRIVATE LAND WITHIN "GB"</div><div>在「海岸保護區」地帶內的私人土地 PRIVATE LAND WITHIN "CPA"</div><div>支持「海岸保護區」地帶 SUPPORT THE "CPA" ZONE</div><div>建議把「綠化地帶」改劃為 「其他指定用途」註明「生態旅舍」地帶 PROPOSED TO BE REZONED FROM "GB" TO "OU (ECO-LODGE)"</div></div></div>				

觀景點 VIEWING POINT 1



觀景點 VIEWING POINT 2



申述個案編號R1建議改劃為「其他指定用途」註明「生態旅舍」地帶的地點
REPRESENTATION No. R1 PROPOSES TO REZONE TO "OU (ECO-LODGE)"

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
 提出的申述個案編號1-20號
 以及相關意見個案編號C1-C1401作出考慮
 CONSIDERATION OF REPRESENTATIONS No. 1 - 20
 AND RELATED COMMENTS No. C1 - C1401
 DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

規劃署
 PLANNING
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參考編號
 REFERENCE No.
 R/S/I-YO/1-1 to 20

圖PLAN
 H - 4a

本圖於2016年6月2日擬備，所根據的
 資料為攝於2016年4月21日的實地照片
 PLAN PREPARED ON 2.6.2016
 BASED ON SITE PHOTOS TAKEN
 ON 21.4.2016

觀景點 VIEWING POINT 3



觀景點 VIEWING POINT 4



在「海岸保護區」地帶內的私人土地
PRIVATE LAND FALLING WITHIN "COASTAL PROTECTION AREA"

申述個案編號 REPRESENTATIONS No. R1 & R4-6

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
提出的申述個案編號1-20號
以及相關意見個案編號C1-C1401作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 20
AND RELATED COMMENTS No. C1 - C1401
DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

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參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖PLAN
H - 4b

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ON 21.4.2016

觀景點 VIEWING POINT 5



林地
WOODLAND

沿岸植物
COASTAL VEGETATION

林地
WOODLAND

觀景點 VIEWING POINT 6



申述個案編號 REPRESENTATIONS No. R11-17

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
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DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

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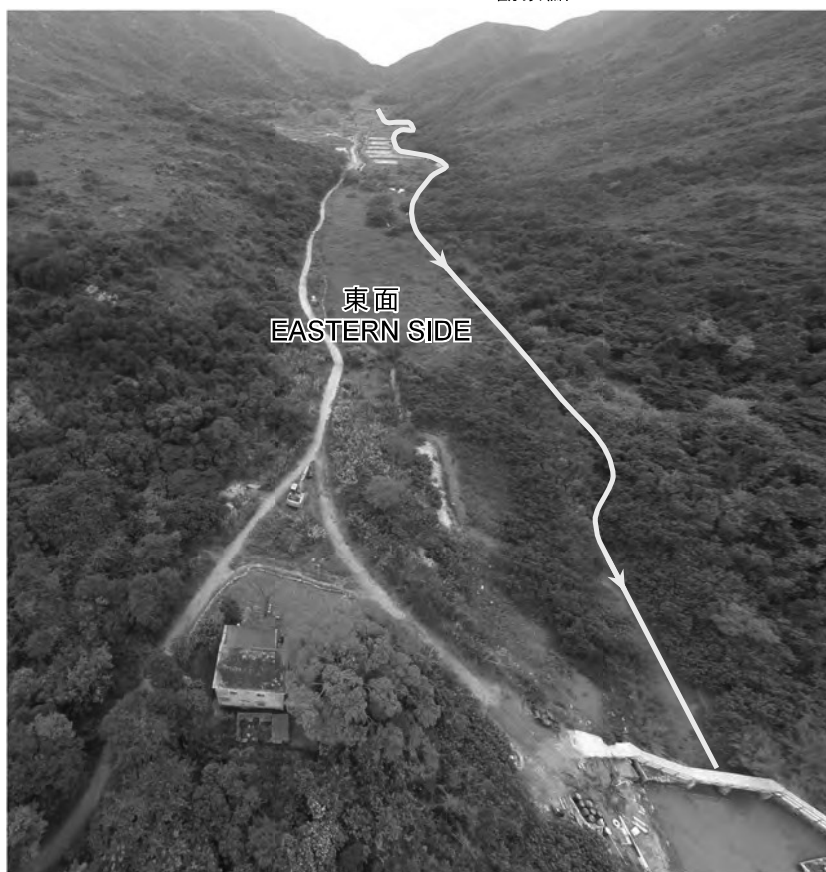


參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖PLAN
H - 5a

本圖於2016年4月29日擬備，所根據的
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PLAN PREPARED ON 29.4.2016
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ON 21.4.2016

觀景點 VIEWING POINT 7



觀景點 VIEWING POINT 8



溪澗的東面
EASTERN SIDE OF THE STREAM

申述個案編號 REPRESENTATIONS No. R11-17



溪澗 (只作識別用)
STREAM
(FOR IDENTIFICATION PURPOSE ONLY)

本圖於2016年6月2日擬備，所根據的
資料為攝於2016年4月21日的實地照片
PLAN PREPARED ON 2.6.2016
BASED ON SITE PHOTOS TAKEN
ON 21.4.2016

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
提出的申述個案編號1-20號
以及相關意見個案編號C1-C1401作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 20
AND RELATED COMMENTS No. C1 - C1401
DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖PLAN
H - 5b

觀景點 VIEWING POINT 9



觀景點 VIEWING POINT 10



溪澗的東面
EASTERN SIDE OF THE STREAM

申述個案編號 REPRESENTATIONS No. R11-17

實地照片 SITE PHOTO

就二澳分區計劃大綱草圖編號S/I-YO/1
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以及相關意見個案編號C1-C1401作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 20
AND RELATED COMMENTS No. C1 - C1401
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1-1 to 20

圖PLAN
H - 5c

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PLAN PREPARED ON 2.6.2016
BASED ON SITE PHOTOS TAKEN
ON 21.4.2016



PROPOSED AMENDMENT ZONE PLAN

<p>LEGEND:</p> <p> REPRESENTER'S LAND GOVERNMENT LAND OTHER OWNERS LAND LOT BOUNDARY </p>		<p> COASTAL PROTECTION AREA COUNTRY PARK AREA PROPOSED AMENDMENT AREA </p>		<p>BRIGHTSIGHT LIMITED 柏昌有限公司 Address: Room 402, 4/F, 110-112, 114-116, 118-120, 122-124, 126-128, 130-132, 134-136, 138-140, 142-144, 146-148, 150-152, 154-156, 158-160, 162-164, 166-168, 170-172, 174-176, 178-180, 182-184, 186-188, 190-192, 194-196, 198-200, 202-204, 206-208, 210-212, 214-216, 218-220, 222-224, 226-228, 230-232, 234-236, 238-240, 242-244, 246-248, 250-252, 254-256, 258-260, 262-264, 266-268, 270-272, 274-276, 278-280, 282-284, 286-288, 290-292, 294-296, 298-300, 302-304, 306-308, 310-312, 314-316, 318-320, 322-324, 326-328, 330-332, 334-336, 338-340, 342-344, 346-348, 350-352, 354-356, 358-360, 362-364, 366-368, 370-372, 374-376, 378-380, 382-384, 386-388, 390-392, 394-396, 398-400, 402-404, 406-408, 410-412, 414-416, 418-420, 422-424, 426-428, 430-432, 434-436, 438-440, 442-444, 446-448, 450-452, 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4190-4192, 4194-4196, 4198-4200, 4202-4204, 4206-4208, 4210-4212, 4214-4216, 4218-4220, 4222-4224, 4226-4228, 4230-4232, 4234-4236, 4238-4240, 4242-4244, 4246-4248, 4250-4252, 4254-4256, 4258-4260, 4262-4264, 4266-4268, 4270-4272, 4274-4276, 4278-4280, 4282-4284, 4286-4288, 4290-4292, 4294-4296, 4298-4300, 4302-4304, 4306-4308, 4310-4312, 4314-4316, 4318-4320, 4322-4324, 4326-4328, 4330-4332, 4334-4336, 4338-4340, 4342-4344, 4346-4348, 4350-4352, 4354-4356, 4358-4360, 4362-4364, 4366-4368, 4370-4372, 4374-4376, 4378-4380, 4382-4384, 4386-4388, 4390-4392, 4394-4396, 4398-4400, 4402-4404, 4406-4408, 4410-4412, 4414-4416, 4418-4420, 4422-4424, 4426-4428, 4430-4432, 4434-4436, 4438-4440, 4442-4444, 4446-4448, 4450-4452, 4454-4456, 4458-4460, 4462-4464, 4466-4468, 4470-4472, 4474-4476, 4478-4480, 4482-4484, 4486-4488, 4490-4492, 4494-4496, 4498-4500, 4502-4504, 4506-4508, 4510-4512, 4514-4516, 4518-4520, 4522-4524, 4526-4528, 4530-4532, 4534-4536, 4538-454</p>
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Extract of the Minutes of the TPB Meeting held on 8.7.2016

Agenda Item 5

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of the Draft Yi O Outline Zoning
Plan No. S/I-YO/1

(TPB Paper No. 10130)

[The item was conducted in Cantonese and English.]

Hearing arrangement

[Closed Meeting]

27. The Secretary said that on 15.4.2016, Members agreed that all the 20 valid representations and 1,401 valid comments, which were inter-related and similar in nature, would be considered collectively in one group at the Town Planning Board (the Board)'s regular meeting.

28. On 10.6.2016, the Secretariat of the Board received emails from the representatives of Kadoorie Farm & Botanic Garden Corporation (KFBG) (R11), World Wide Fund for Nature Hong Kong (WWF) (R14/C7) and The Conservancy Association (CA) (R16) requesting to separate the hearing for the villagers/land owners and green groups during the hearing in order to smoothen the process and to prevent any inconvenience.

29. The Chairman said that it was not uncommon for the hearing of representations submitted by local villagers and green groups to be conducted separately in order to ensure the efficient conduct of the meeting. As the requests from R11, R14/C7 and R16 would not affect the interests of other concerned parties or the conduct of the hearing, it was suggested that their requests could be acceded to. Members agreed.

30. A Member asked whether other green groups, apart from R11, R14/C7 and R16, would be allowed to join the hearing for Session 2. The meeting agreed that other green groups could be given a choice as to which session to attend. The Secretariat would liaise further with other green groups on this point.

[Ms Christina M. Lee arrived to join the meeting at this point.]

Session 1

Presentation and Question Sessions

[Open Meeting]

31. The following government representatives and the representers/commenters or their representative were invited to the meeting at this point:

Government representatives

- | | | |
|---------------------|---|---|
| Ms Donna Y.P. Tam | - | District Planning Officer/Sai Kung and Islands, Planning Department (DPO/SKIs, PlanD) |
| Ms S.H. Lam | - | Senior Town Planner/Sai Kung and Islands (STP/SKIs), PlanD |
| Mr Kelvin K.H. Chan | - | Town Planner/Sai Kung and Islands (TP/SKIs), PlanD |

Representers/Commenters or their representatives

R1/C1-Greencourt Limited

- | | | |
|-------------------|---|-------------------------------|
| Mr Alan Macdonald |] | |
| (Urbis Limited) |] | |
| Mr John Ho |] | Representer's and commenter's |
| Mr Peter Li |] | representatives |
| Dr Lam Hoi Ham |] | |
| Mr Ronnie Hui |] | |
| Ms Winona Ip |] | |

R4 – Kung Hok Shing

- | | | |
|-------------------|---|-------------|
| Mr Kung Hok Shing | - | Representer |
|-------------------|---|-------------|

R5 - Tai O Rural Committee

- | | | |
|-------------------|---|-------------------------------|
| Mr Lou Cheuk Wing |] | |
| Mr Ho Siu Keu |] | Representer's representatives |
| Mr So Kwong |] | |

R6 - Yu Hon Kwan

- | | | |
|----------------|---|-------------|
| Mr Yu Hon Kwan | - | Representer |
|----------------|---|-------------|

R7/C2 – Yi O Agricultural Cooperation Ltd.

- | | | |
|-----------------|---|--|
| Mr Lee Lap Hong |] | |
|-----------------|---|--|

Ms Sophia Wong]	Representer' and commenter's
Mr Fergus Ho]	representatives
Ms Ada Chow]	

R17 – Designing Hong Kong Limited

C1264 – Paul Zimmerman

Mr Paul Zimmerman - Representer's representative and commenter

C10 - Mary Mulvihill

Ms Mary Mulvihill - Commenter

32. The Secretary reported that the following Members had declared interests in the item for having affiliations with a representer, The Conservancy Association (CA) (R16), or business dealings with the representer (R1)/commenter (C1)'s representative (Urbis Limited):

Dr C.H. Hau - being the Vice-chairman of CA (R16)

Mr Ivan C.S. Fu]	having current business dealings with
Ms Janice W.M. Lai]	Urbis Limited

Mr Franklin Yu - having past business dealings with Urbis Limited

33. Members noted that Dr C.H. Hau whose interest was direct had tendered apology for being unable to attend the meeting. Members agreed that Mr Ivan C.S. Fu, Ms Janice W.M. Lai and Mr Franklin Yu whose interests were remote should be allowed to stay at the meeting. Members also noted that Mr Franklin Yu had not yet arrived to join the meeting.

34. At this point, the following Members also declared interests in the item:

Professor T.S. Liu - personally knowing some of the representers

Mr Thomas O.S. Ho - his company having current business

dealings with Urbis Limited and personally knowing Mr Paul Zimmerman, C1264 and representative of R17

35. Noting that Professor T.S. Liu and Mr Thomas O.S. Ho's relationship with those representers and commenter were remote and they had no discussion on or involvement in the subject matter, Members considered that the interests of Professor Liu and Mr Ho were remote and agreed that they should be allowed to stay at the meeting.

36. The Chairman said that reasonable notice had been given to the representers and commenters inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenters, Members agreed to proceed with the hearing of the representations and comments in their absence.

37. The Chairman extended a welcome and briefly explained the procedures of the hearing. Upon the requests of some representers, Members agreed that the hearing could be conducted in two sessions and the procedures would be applicable to both sessions. DPO would be invited to brief Members on the background in the first session. Representers or their representatives would then be invited to make oral submissions in turn according to their representation numbers, followed by the oral submissions by the commenters or their representatives. To ensure the efficient operation of the meeting, each representer/commenter or their representatives would be allotted 10 minutes for making oral submission. There was a timer device to alert the representers/commenters and their representatives 2 minutes before the allotted time was to expire, and when the allotted time limit was up. The Chairman then invited the representative of PlanD to brief Members on the representations and comments.

38. With the aid of a PowerPoint presentation, Ms S.H. Lam, STP/SKIs, made the following main points as detailed in the Paper:

Background

- (a) on 30.11.2015, the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/1 (the Plan) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). A total of 20 valid representations and 1,401 valid comments were received;

The Representations

- (b) among the 20 representations, one (R1) expressed both support and objection, one (R19) indicated support and provided views, two (R2 and R3) indicated support, 12 (R4 to R6, R11 to R18 and R20) indicated objection or provided adverse comments, and the remaining four (R7 to R10) provided views without indicating support or objection;
- (c) the supportive representations were submitted by a land owner (R1), individuals (R2 and R19) and Tai O Environment and Development Association (R3);
- (d) the adverse representations were submitted by R1, Yi O Indigenous Inhabitant Resident (YOIIR) (R4), Tai O Rural Committee (TORC) (R5) and an Island District Council (IsDC) member (R6), KFBG (R11), WWF (R14), Hong Kong Bird Watching Society (HKBWS) (R15), CA (R16), Designing Hong Kong Limited (DHK) (R17) and individuals (R12, R13, R18 and R20). The content of R20 was indecipherable;
- (e) the four representations providing views were submitted by Yi O Agricultural Cooperation Ltd. (YOAC) (R7), an individual (R8), Alien United (R9) and Trinity Trail Association (R10);

Major Grounds of Representations, Representers' Proposals and Responses

- (f) the major grounds of the representations and representers' proposals, as summarised in paragraphs 2.6 to 2.11 of the Paper, and responses to grounds of representations and responses to representers' proposals, as summarised in paragraphs 6.7 to 6.26 of the Paper, were highlighted

below:

Supportive Representations (R1(part), R2, R3 and R19(part))

- (i) R1 supported the OZP which put Yi O area under statutory planning control and the “Coastal Protection Area” (“CPA”) zoning of his land which helped preserve the natural coastline;
- (ii) R2 supported the provisions, spirit and intent of the OZP and proposed to accord higher protection to certain land;
- (iii) R3 supported the designation of “Green Belt” (“GB”) and “CPA” zonings to areas with mangrove, provision of appropriate level of agricultural activities to facilitate sustainable development of Yi O; and maintaining existing streams and wetland farming which were important to the ecological environment of Yi O;
- (iv) R19 commended the Notes of the OZP and supported the designation of “CPA” zoning for foreshore area;
- (v) response - all the supportive views were noted;

Adverse Representations/Providing Comments on Similar Issues

(R1(Part), R4 to R18 and R19(Part))

Objection to a “GB” Site and Rezoning for Proposed Eco-lodge Development (R1)

- (vi) objected to the “GB” zoning of a site to the east of Yi O bay and proposed to develop eco-lodge at the site and its adjoining area. The proposed eco-lodge development was of strategic importance in making Lantau as a genuine tourism hub for both overseas and local visitors and would have synergy effect with the farming activities at Yi O San Tsuen;

- (vii) the proposed development was to be built on abandoned farmland. The site was not located within any sensitive zoning or country park. No vehicular road, pond filling nor stream diversion was proposed;
- (viii) proposal - rezoning the site (about 2.68 ha) from “GB” to “Other Specified Use” annotated “Eco-lodge” (“OU(Eco-lodge)”) with a maximum plot ratio of 0.2 to 0.25 and maximum building height of 2 storeys to facilitate a proposed 70-room eco-lodge development with a field study/education/visitor centre;
- (ix) subsequently, R1 submitted a comment (C1) suggesting an “AGR” zone with ancillary accommodation use in Column 2 for the site instead of the “OU(Eco-lodge)” zone;
- (x) the responses to the above grounds and proposal were:
- the “GB” site in close proximity to Yi O bay was sandwiched between “CPA” at the west and Lantau North Country Park at the east. Several streams ran through the site from uphill in the Country Park supporting freshwater marsh and coastal vegetation. The site was largely covered by vegetation with abandoned farmland and ruins;
 - the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD advised that the proposed eco-lodge was incompatible with the surrounding environment and might induce adverse visual impact on the natural environment;
 - both CTP/UD&L, PlanD and the Director of Agriculture, Fisheries and Conservation (DAFC) considered the current “GB” zoning was appropriate to reflect the existing natural

landscape;

- concerned departments considered that there was insufficient information to demonstrate the acceptability of the proposed eco-lodge from environmental, geotechnical and infrastructural aspects;
- without any impact assessments, it would be inappropriate to rezone the site from “GB” to any other zone to facilitate the proposed eco-lodge development;
- there was no building status for R1’s lots within the site;

“V” zone (R4 to R6, R8 and R19)

- (xi) requested for the revitalisation of Yi O village;
- (xii) the “V” zone of 0.33 ha (13 Small House sites) was insufficient to meet the 10-year Small House demand;
- (xiii) the designation of “V” zone was not realistic as there would be no development at all in view of the remote location and the village was abandoned many years ago;
- (xiv) proposals
 - land within the village ‘environs’ (‘VE’) should be designated as “V” zone;
 - to impose restriction on the use of “V” land;
- (xv) the responses to the above grounds and proposals were:
 - the boundaries of the “V” zone for Yi O Village had been drawn up around existing house clusters having regard to existing building structures, the extent of ‘VE’, approved

Small House applications, outstanding Small House application, building lots, local topography, site characteristics and estimated Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and streamcourses had been avoided. Views and comments from relevant stakeholders including IsDC, TORC, YOIR and green/concern groups and government departments had also been taken into account;

- the Small House demand forecast was only one of the factors in drawing up the “V” zone;
- given there was no outstanding Small House application and the lack of infrastructure facilities in Yi O, an incremental approach had been adopted in designating the “V” zone to confine Small House developments at suitable locations. Small House development outside the “V” zone could be processed through the planning application system. There was no strong justification to expand the “V” zone to the ‘VE’ boundary;
- there was no justification or concrete suggestion on how to restrict the use of “V” land;

“CPA” Zone and Private Land within “GB” and “CPA” Zones (R4 to R7)

(xvi) private land should not be zoned “GB” or “CPA” without agreement of villagers;

(xvii) proposals

- private farmlands in Yi O San Tsuen should be zoned as “AGR”;
- deletion of “CPA” zone as the zone would affect the future

development of Yi O;

(xviii) the responses to the above ground and proposals were:

- the designation of conservation zonings on the OZP had taken into account the ecological values, landscape character, local topography, site characteristics, stakeholders' views and concerned departmental advice;
- the "CPA" zone covered the existing natural coastal area with coastal vegetation, mudflat, rocky shore, and associated estuarine landscape. CTP/UD&L, PlanD considered that the current "CPA" zoning was appropriate for protection of the natural coastline and its landscape features;
- most active farmland and fallow land with potential for agricultural rehabilitation were already zoned "AGR";
- the private land within "CPA" and "GB" zone were agricultural lots. Since 'Agricultural Use' was always permitted under "CPA" and "GB" zones, there was no deprivation of the rights of the landowners;

Lack of Transport and Infrastructure Facilities (R4 to R10)

- (xix) there was no vehicular access to Yi O and it took about an hour to commute between Tai O and Yi O on foot. A vehicular access should be provided or designated on the OZP to facilitate farming activities and meet the need of future population growth (estimated to be 1,560 living and 80 working population);
- (xx) a standard pier was required to facilitate provision of emergency services, farming rehabilitation, rural farming experience/ education activities or to enhance safety;

(xxi) proposals

- provision of a pier at 漁苗埔 with a vehicular access connecting the proposed pier and Yi O village;
- provision of vehicular access, water supply, drainage and sewerage facilities to serve the future growing population;

(xxii) the responses to the above grounds and proposals were:

- at present, concerned departments had not put forth any request for land reservation within the area for road or drainage, sewerage and water supply facilities;
- the Commissioner for Transport (C for T) had no plan to provide vehicular access to Yi O or widen the track between Tai O and Yi O. The utilization of nearby piers was low and there was currently no need for providing a new pier from transport operational point of view;
- flexibility had been provided in the covering Notes of the OZP for carrying out such public works co-ordinated or implemented by the Government, if required in future;
- 漁苗埔 was located outside the boundary of the OZP but within the Lantau South Country Park. Consent of the Country and Marine Parks Authority on the proposal was required;
- relevant departments advised that the proposed location was in very shallow water and a long catwalk leading to deeper water might be required;
- the proposed vehicular access would need to go through a

vegetated area to the west of Yi O Bay and the impact should be carefully assessed;

- there was an existing jetty at the eastern side of the bay;

“AGR” and “GB” Zones (R8, R11 to R17 and R19)

(xxiii) “AGR” zone was not sufficient to protect farmland from development pressure of Small House, in particular the area within the ‘VE’ encircling Yi O San Tsuen;

(xxiv) “GB” zone could be raided for development;

(xxv) proposals

- the “AGR” zone should be replaced by a more restrictive “AGR(2)” zoning to prohibit development of new house and ensure genuine agricultural practice in the area;
- the “GB” zone should be replaced by a more restrictive “GB(1)” zoning to restrict Small House development and for the protection of the natural habitats;
- any diversion of stream, filling of land, or excavation of land required permission from the Board;
- to retain farmland/increase farmland development and designating it as “AGR” instead of “GB” so as to perform its farming function;

(xxvi) the responses to the above grounds and proposals were:

- ‘House’ use in “GB” and “AGR” zones required permission from the Board;
- “GB” was a conservation zone and there was a general

presumption against development within the zone;

- each application would be considered by the Board based on its individual merits. There was no strong justification to impose further restrictions on “GB” and “AGR” zones;
- provision had already been made under the current Notes for the “AGR”, “GB” zones covering/immediately abutting on stream that diversion of stream, filling of land and/or excavation of land within these zones required planning permission from the Board. The current requirements were considered appropriate;
- most active farmland and fallow land with potential for agricultural rehabilitation were already zoned “AGR”;

Riparian zone of Stream (R11 to R17)

- (xxvii) two freshwater fish species of high conservation importance, *Metzia lineate* (線細鰻) and *Oryzias curvinotus* (弓背青鱗) had been found in the main stream of Yi O. “AGR” zone could not reflect the ecological sensitivity of the stream course and its riparian;
- (xxviii) much of lowland areas at the riparian were still largely covered with vegetation or natural wetlands, which should not be zoned as “AGR”;
- (xxix) many non Ecologically Important Stream (EIS) in other Country Park Enclaves were covered by conservation zoning;
- (xxx) proposal – to rezone the main stream of Yi O and its riparian zone to conservation zoning under which agricultural use was always permitted;

(xxxi) the responses to the above grounds and proposal were:

- the stream and its western riparian zone was already zoned “GB”. DAFC advised that the eastern riparian area zoned “AGR” mainly covered abandoned farmland. There were active agricultural activities in the southern part and the northern area had good potential of agricultural rehabilitation. The “AGR” zone was considered appropriate to reflect the planning intention and existing planning landscape;
- under the remarks of “AGR” zone, permission from the Board was required for diversion of streams and filling of land which might cause adverse environmental impacts on the adjacent areas;
- the stream was not an EIS. The current zoning of “GB” and “AGR” covering western and eastern sides of the stream respectively was considered appropriate to reflect the existing natural landscape. Each stream and its riparian area were different and the zoning should be considered on its own characters and merits;

Woodland and Coastal Vegetation within “AGR” zone (R11 to R17)

(xxxii) the areas with woodland within “AGR” zone at the east and west of Yi O San Tsuen were not suitable for cultivation and other agricultural purposes;

(xxxiii) woodland provided habitat for Romer’s Tree Frog and foraging and nursery grounds for animals;

(xxxiv) the areas with coastal vegetation within “AGR” zone had no farming activities and were the ecological buffer between the

inland agricultural activities and the sensitive coastal habitat;

(xxxv) proposal – rezoning the areas with woodland and coastal vegetation within “AGR” zone to conservation zoning;

(xxxvi) the responses to the above grounds and proposal were:

- there were no particular species of conservation importance and no registered old and valuable trees within the woodland;
- while DAFC advised that Romer’s Tree Frog had been recorded in the woodland area near agricultural fields in the south of Yi O near Yi O Kau Tsuen and near a stream to the east of Yi O, it was widespread in Lantau;
- DAFC also advised that active farming activities were observed in the vicinity of the woodland to the east of Yi O San Tsuen. Woodland to the west of Yi O San Tsuen formed part of the continuous flat land under active farming. It was considered appropriate to zone the area close to Yi O San Tsuen as “AGR”;
- for the area with coastal vegetation at Yi O San Tsuen, it was largely a piece of continuous flatland, with no particular species of conservation importance;
- DAFC advised that the areas with coastal vegetation were connected to existing active farmland and possessed potential for agricultural rehabilitation;

Other Views Not Directly Related to the OZP

(xxxvii) other views not directly related to the OZP and mainly related to

agricultural policy and operation, tree survey and impact assessments were detailed in paragraph 2.12 of the Paper and responses to those views were detailed in paragraph 6.27 of the Paper;

Comments on Representations and Responses

- (g) of the 1,401 valid comments, C1 was submitted by land owner (also R1), C2 was submitted by YOAC(also R7), C3 was submitted by Lantau Area Committee. Eight comments were submitted by green/concern groups and the remaining 1,390 comments were submitted by individuals mainly in standard forms;
- (h) the major grounds of the comments and responses, as summarised in paragraphs 3 and 6.2 of the Paper respectively, were highlighted below:
 - (i) C1 (also R1) objected to the “GB” zoning on his land and suggested an “AGR” zone for the site to ensure and commit the use of the land to agriculture and related ancillary uses (hobby farming/greenhouse and farming tutorial). Ancillary accommodation could be listed as Column 2 use. C1 also supported R4 to R6’s proposal for provision of a standard pier and water supply; R5 and R6’s objection to zone private land as “GB”; and R7 and R8’s views agricultural matter;
 - (ii) C2 (also R7) provided responses to R17’s queries on YOAC;
 - (iii) C3 supported the right and requests of Yi O villagers and considered that their rights should not be affected by the planning of Yi O;
 - (iv) the views of 1,393 comments submitted by green/concern groups and individuals mostly in standard forms could generally be summarised as follows:

- objecting R1's proposal to rezone a site from "GB" to "OU(Eco-lodge)" for the proposed development would destroy the continuity of Country Parks, affect the trail to Shui Lo Cho, No detailed proposal and comprehensive technical assessments were submitted by R1;
 - opposing R4, R5, R7, R9 and/or R10's proposals for a pier and vehicular access connecting the pier, Tai O and Yi O mainly for reasons that the proposal would cause adverse environmental, ecological, landscape and/or traffic impacts on the area and nearby Country Parks;
 - supporting R14, R15, R16 and/or R17's proposal to protect farming by replacing 'House (NTEH' only)' with 'House (Redevelopment only)' in Column 2 of the "AGR" and/or "GB" zones;
 - supporting R11 to R17's proposal to protect ecologically sensitive areas/habitats in Yi O by rezoning the areas of riparian zone of stream, woodland, low-lying area and/or coastal vegetation to conservation zoning;
 - objecting R4, R5 and R7's proposals on the expansion of "V" zone, and objecting rezoning private farmland from "GB" to "AGR" zone as most private farmlands were abandoned;
- (i) the views of the comments were similar to the grounds of representations and the responses to the representations as detailed in paragraphs 38(f)(x) , (xv), (xviii), (xxii), (xxvi), (xxxi) and (xxxvi) above were relevant;

PlanD's Views

- (j) the supportive views of R1(part), R2, R3 and R19(part) were noted; and

- (k) PlanD did not support the views of R1(part), R4 to R18, R19(part) and R20 and considered that the Plan should not be amended to meet the representations.

[Dr Wilton W.T. Fok left the meeting at this point.]

39. The Chairman then invited the representers/commenters and their representatives to elaborate on their representations/comments.

R4 – Kung Hok Shing

40. Mr Kung Hok Shing, YOIR, made the following main points:

- (a) the views of Yi O villagers and local land owners should take precedence over those of other parties. In planning for the Yi O area, the Government was duty bound to improve the living environment and provide facilities to meet the daily needs of the local villagers;
- (b) the consultations conducted by PlanD during the past few years were merely to satisfy the procedural requirement. The views and needs of the local villagers were totally disregarded in the plan-making process;
- (c) majority of the TORC and IsDC members had raised strong objection to the draft statutory plan for Yi O during PlanD's consultations. One DC member had proposed a motion requesting PlanD to further revise the draft plan taking into account the views of the local villagers and resubmit the revised draft plan to TORC and IsDC for consultation again. However, the request was ignored by PlanD. He and the local villagers were strongly dissatisfied with PlanD's action in this respect;
- (d) the objections and proposals put forth by the local villagers were clearly specified in the written submission and the Board was urged to incorporate the views of the local villagers into the statutory plan;

- (e) since the commencement of the revitalization of Yi O village in 2005, the Government had not provided any assistance to the local villagers. Various government departments had been approached for assistance in providing the basic infrastructure such as transport facilities, water supply and electricity over the past 10 years but none of them had offered any help. Request for the provision of a standard pier had been made for more than 10 years but it was yet to identify which government department was responsible. The Board was urged to help identify the concerned department to handle the request.

R5 – Tai O Rural Committee (TORC)

41. Mr Lou Cheuk Wing, Chairman of TORC, made the following main points:

- (a) the OZP should facilitate the future development of Yi O instead of restricting its development potential as currently proposed;
- (b) all along, the rural development of Yi O was ignored by the Government and the essential infrastructure such as transport facilities and vehicular access were not provided. The remoteness of Yi O and the lack of employment opportunities at Tai O had forced many villagers to leave the village in order to earn their living in the urban area;
- (c) many views on the future planning for the area were previously provided by the local villagers during various consultations but their views were totally ignored by PlanD;
- (d) the village revitalization project commenced in 2005 had never received any support from the Government. They would maintain their objection to the OZP unless their proposals were duly incorporated into the OZP;
- (e) the Board was urged to accede to the following requests previously put forth by the local villagers:

- (i) the incorporation of a vehicular access onto the OZP to enhance the accessibility to Yi O;
- (ii) the provision of a standard pier on the OZP which would substantially reduce the travelling time between Tai O and Yi O and facilitate more efficient passenger and freight transportation. This was essential to the village revitalization project;
- (iii) the provision of potable water supply should be properly planned on the OZP. Shui Lo Cho in Yi O was a natural stream which provided continuous water supply for the entire Lantau and some parts of Hong Kong. It was ridiculous that Yi O itself was not provided with any portable water supply facilities. The use of stream water which was untreated might pose health risk to the local villagers;
- (iv) the provision of sewerage facilities to cater for the anticipated increase in future population of Yi O upon the revitalisation of the village;
- (v) the reservation of more land to cater for the future increase in the demand of Small House. The current provision of “V” land which was only sufficient for 13 Small Houses development was largely inadequate to meet the future increase in Small House demand. It was anticipated that the number of local villagers would be increased upon the provision of essential supporting and infrastructural facilities;
- (vi) to rezone the “CPA” area to “AGR” as the former zoning would hinder the development rights of the local villagers. Private agricultural land within the area should not be zoned “GB”; and
- (vii) to expand the “V” zone to tally with the boundary of ‘VE’ which was drawn up in 1979; and

- (f) the Board was urged to adopt a people-oriented approach in planning for Yi O by incorporating the villagers' proposals as set out above.

R6 – Yu Hon Kwan

42. Mr Yu Hon Kwan made the following main points:

- (a) over the past three years, he had attended a few representation hearing meetings relating to a number of OZPs. Every time he was frustrated to learn that the Board had never given due consideration to the views of local villagers;
- (b) he was an elected DC member who was born in Tai O and had close attachments to the area and the local villagers. He was disappointed to learn that PlanD had ignored the views expressed by the local villagers, TORC and IsDC during various consultations;
- (c) since the incorporation of Yi O Kau Tsuen into the Country Park boundary in 1970s, the villagers were forced to relocate to the Yi O San Tsuen area where basic infrastructure such as water and electricity supply were not available. As a result, the villagers had reluctantly left the village to earn their living and the village was abandoned;
- (d) planning should guide the future development of the area instead of reflecting the existing conditions. Given that the local villagers had commenced the agricultural rehabilitation and village revitalisation projects in the area, planning should be revised to meet the changing circumstances of the area;
- (e) the designation of the existing cluster of some 10 existing dilapidated houses as “V” zone was unnecessary if its primary intention was to facilitate the redevelopment of those houses in future. Redevelopment of the existing houses would be allowed on application to the Lands Department and no Small House grant would be involved. Hence, the

designation of that area under a residential zoning with appropriate restrictions on development parameters would still be able to achieve the same planning purpose;

- (f) it was also inappropriate to designate a “V” zone on the OZP merely to reflect the six approved Small Houses. In view of the anticipated 10-year demand of about 140 Small Houses, consideration should be given to expanding the “V” zone to cater for about 30 to 50 Small Houses. The boundary of the “V” zone could be subject to review in future if it was demonstrated that the Small House demand was unrealistic for the reason that the local villagers might not have enough money for the construction of Small Houses in Yi O;
- (g) it was unrealistic to request the provision of a vehicular access connecting Tai O and Yi O which was estimated to be at a cost of about \$1.6 billion by the Lantau Development Advisory Committee. The construction of a rural track by the District Office to cater for the basic transportation needs of the local villagers would be acceptable to him;
- (h) planning should be for the local people and should aim at achieving sustainable development for the area which required striking a careful balance among the three basic principles of environmental protection, social needs and economic development; and
- (i) planning should not be bias towards conservation with the needs of the local villagers being ignored. The current land use proposals would hinder the village revitalization project which might lead to the loss of the historic Yi O Village in the long run.

R7/C2 – YOAC

43. With the aid of a PowerPoint presentation, Mr Lee Lap Hong made the following main points:

- (a) planning for Yi O should aim at facilitating the integration of policy, government departments and infrastructure provision for transforming Yi O into a livable place;
- (b) Yi O was a rural area where inhabitants, houses and economic activities were found. It should not be treated as a deserted area;
- (c) village should be a major component in the planning of the area. The provision of basic infrastructural facilities such as water supply, electricity, transport and emergency services as well as the improvement of local economy through the revival of agricultural activities should be encouraged. With the revitalisation of village and rehabilitation of agricultural land in the area, its environment and ecology would be naturally preserved. Hence, planning for facilitating village revitalization would not be in conflict with that for nature conservation;
- (d) despite support from the local villagers, there were many public criticisms, as reported in the newspaper in 2013 and recently, that YOAC had destroyed the natural environment and ecological habitat of Yi O by adopting a 'destroy first, build later' approach to pave way for large-scale property development. The grounds of such criticisms were unfounded. Two videos taken by members of public showing the existing conditions of the farm and rice-growing activities were displayed to demonstrate that genuine farming was taking place on their land;

Production-oriented agriculture

- (e) the success of production-oriented agriculture advocated by YOAC would depend on three important factors: systematic operation and management; commercial production; and branding of local produce;
- (f) systematic operation and management – the use of excavators was an integral part of commercial farming. A video was shown to demonstrate the important functions of excavators including transportation of goods

and farm machineries, land excavation and lifting of heavy goods. The provision of (i) a standard pier for transportation of production equipments/farm produce, daily commuting to/from Tai O and emergency rescue; (ii) water supply for daily consumption and supplementary irrigation source; and (iii) drainage facilities to address the flooding problem were fundamental to support the daily lives of local villagers and farming activities in the area. Yi O San Tsuen and Yi O Kau Tsuen, where different functions were carried out, were only connected by a local track of about 1.8m wide. This had adversely affected the efficient operation of the farm;

- (g) commercial production – out of a total of about 85 ‘dau’ of private farmland, only 18 ‘dau’ were developed at the moment. YOAC had adopted a three-layer operation mode comprising growing of rice and seasonal crops; producing commercial products from their own produce; and organizing agricultural workshops and ecotours for various organisations;
- (h) branding of local produce – the farm produce produced by YOAC had attracted wide media coverage since its production in 2014. YOAC had successfully secured partnership with some restaurants by supplying their quality produce to those restaurants. Gradually, the local farming had gained more public attention and support;
- (i) since the implementation of agricultural rehabilitation in the area, increasing number of animal, fish and insect species were spotted in the area, such as ‘rice fish’ in the rice field. From 2014 onwards, some volunteers had been carrying out ecological survey and monitoring programme in the area and diversity of species have significantly been increased. The laws of nature had contributed to the improvement of the ecology of the area and no extra control was required;
- (j) the farming experience of YOAC had proved that economic development, social integration and environment were not in conflict with one another.

The Government was urged to provide potable water supply, a standard pier and drainage system and flooding management to assist the agricultural rehabilitation of Yi O;

Provision of supporting infrastructure

- (k) a reliable and safe water supply was the basic necessity for the Yi O villagers. It was also an essential part of the agricultural practice and commercial production as it could serve as an important irrigation source during the dry seasons;
- (l) due to the lack of road access, a standard pier would facilitate the safe and routine passenger and freight transportation by sea as well as emergency rescue. A video was shown to demonstrate that the existing substandard jetty was not suitable for use during tides and inclement weather;
- (m) the provision of drainage/flooding management facilities was necessary to avoid the existing problems of seawater intrusion after typhoon or heavy rain which would cause destruction to plants, human and livestock, farmland and other facilities;
- (n) planning should not be a paper exercise designating different zonings for the area. Planning should complement the New Agricultural Policy and Lantau development currently promoted by the Government;

Responses to the comments made by DHK

- (o) YOAC would not accept the ungrounded comments and allegations made by DHK that (i) the owners and operators had no intention or interest in genuine farming and had not provided detailed development plan; (ii) YOAC intended to pursue a tourist centre and had taken a ‘destroy first, develop later’ approach by practicing fake agriculture. DHK was welcomed to visit YOAC to have an in-depth exchange of views and

first-hand experience of the agricultural rehabilitation by the joint efforts of the local villagers and YOAC;

Vision

- (p) restoration of rural environment should respect the original elements of the area including local economy, ecological protection and community development. Planning should be carried out in a comprehensive and integrated manner to provide the basic supporting infrastructure such as a standard pier and water supply; and
- (q) the local villagers and YOAC were carrying out agricultural rehabilitation in Yi O wholeheartedly. The Board was requested to note and record the demand of YOAC that the Government should provide the basic infrastructural facilities for Yi O village and such request should be conveyed to concerned departments for consideration.

R1/C1 – Greencourt Limited

44. With the aid of a PowerPoint presentation, Mr Alan Macdonald made the following main points:

Background

- (a) he was representing his client which had a substantial land holding in the area previously allowed for agricultural use. The current OZP had prevented sensible and practical use of the land to promote agricultural use;
- (b) given there was a general presumption against development within the “GB” zoning where his client’s land (the site) was designated, it would be difficult to carry out agricultural practice with ancillary facilities. The “AGR” zoning was preferred as it would allow sufficient flexibility for various uses in line with the planning intention and encourage eco-tourism where people would participate in farming activities. Eco-tourism had

become increasingly popular in Hong Kong and such uses had proven to help the conservation of various areas;

- (c) there was inconsistency in the designation of “AGR” zone for the area. As revealed from the aerial photos taken in 1963, agricultural activities were found within the site along the coastal area. Moreover, the lots within the site were demised for agriculture or associated uses under the lease. The “GB” zoning of the site would undermine the uses permitted under the lease;

Supportive views

- (d) the gazettal of the draft OZP to provide statutory planning control for the Yi O area; the designation of “CPA” zoning for preservation of natural coastline; and the expansion of agriculture land with sustainable agricultural practices were supported;

Adverse comments and proposals

- (e) the “GB” zoning of the site which conferred a presumption against development was opposed and the site was proposed to be rezoned to “AGR” to allow reinstatement of agricultural uses with eco-lodge and other associated uses under column 2 to permit planning control over development;
- (f) his client did not intend to develop a large-scale resort type development/accommodation and due regard would be given to the ecological environment of the area;
- (g) his client sought to obtain more flexibility to promote agriculture and farming experience for public and only simple dormitory style accommodation would be built;
- (h) the eco-lodge use was proposed to be put under Column 2 of the Notes for

“AGR” zone such that the Board could exercise planning control over the proposed development. Various technical assessments would be submitted to demonstrate that the proposed development would not have adverse impacts on the area;

- (i) a horticultural survey was conducted within the site which revealed that a majority of the area was regenerated scrubland intermixed with some abandoned developments with no major landscape value. Some cleared areas were not regenerated after the abandonment of agriculture. A variety of trees and plants were found and there were no endangered species or old and valuable trees;

Responses to PlanD's comments

- (j) on the concern of dense vegetation, the site was largely made up of regenerated scrubland with no significant ecological value which should not pose any constraint to the restoration of agricultural activities as well as other supporting facilities;
- (k) on the “GB” zoning, while agricultural use was always permitted within the “GB” zone, other supporting facilities which required the construction of various structures might not be permitted under the zoning given that there was a general presumption against development. Those supporting uses could attract people to visit the area to maintain the viability of the agricultural use;
- (l) on visual impact, the proposed development would be low-key buildings setting back from the public area and neatly integrating with the overall landscape area. The scale of the building which was similar to that of a village housing would not be substantial;
- (m) a revitalization programme was carried out in Lai Chi Wo where accommodation at specific areas was provided to visitors who participated in farming activities. This had demonstrated that the reinstatement of

agricultural activities would help to maintain, restore and revitalise the village. The “GB” zoning of the site had prohibited his client from carrying out similar revitalization programme;

- (n) on the concern of insufficient information, while a few technical assessments had been conducted, all the required technical assessments would be submitted to the Board for consideration at the planning application stage to demonstrate that the proposed agricultural use and other developments was technically feasible;
- (o) on the aspect of water supply, the proposed eco-lodge was very small-scale and low-density development with a low consumption of water. Water pipe and supply was available at the camp site nearby. No problem in respect of water supply was anticipated;
- (p) on the provision of septic tank/soakaway system, the facilities would be properly designed and carefully positioned to avoid polluting the water courses; and

Conclusion

- (q) the “GB” zoning of the site had undermined the right of his client previously enjoyed under the lease and had removed the traditional right of agricultural practice. It would become difficult for his client to restore agricultural use with supporting uses such as eco-lodge at the site.

45. As the presentations from the representers/commenters or their representatives were completed, the Chairman invited questions from Members.

Provision of pier and other facilities

46. A Member sought clarification from DPO on whether the proposed pier fell within the OZP boundary. In response, Ms Donna Y.P. Tam, DPO/SKIs, said that the pier

proposed to be built by YOIR and other local villagers was located at 漁苗埔 which was outside the OZP boundary and within the Lantau South Country Park.

47. In response to a Member's question on the assessment criteria for building a pier, Ms Tam said that concerned departments including the Transport Department (TD) and the Marine Department were consulted on the subject during the preparation of OZP and the current hearing paper. TD considered that there was insufficient demand to justify the construction of a pier from transport operational point of view and there was no regular ferry service to/from Yi O. Besides, other factors such as location, site condition and water depth of the proposed pier as well as its impact on the surrounding natural environment should also be considered. The proposed pier at 漁苗埔 was in very shallow water and fell within the Country Park boundary. The construction of a vehicular access connecting the pier and the village would need to pass through a vegetated area which might cause adverse impact on the existing trees and habitats.

48. The same Member asked under what circumstances the general public would be allowed to improve an existing pier. In response, Ms Tam said that the existing jetty at the eastern part of the OZP fell within the "CPA" zone. The jetty was an existing use which was always permitted within the OZP. Under the existing provision of the OZP, improvement works to the jetty co-ordinated or implemented by government would be allowed.

49. A Member enquired whether other suitable site for pier development was identified within the OZP boundary. In response, Ms Tam said that at present, the existing jetty at the eastern part of the OZP was used by the local villagers for commuting, though its use might be subject to some constraints at times of low tides and inclement weather.

50. A Member asked under what circumstances the Government would provide water supply and drainage facilities for Yi O. In response, Ms Tam said that concerned departments were consulted and they had no plan to provide such facilities at the moment having considered that Yi O was remotely located with few inhabitants. Concerned departments would keep in view the need for infrastructural facilities in Yi O subject to their priority in resources allocation. Flexibility had been provided in the covering Notes of the OZP for carrying out of such public works co-ordinated or implemented by Government if

there were plans in future to provide those infrastructure facilities in the area.

Operation of YOAC

51. A Member asked about the future 5-year plan of YOAC (R7) and the background/investors of YOAC. In response, Mr Lee Lap Hong, R7's representative, said that YOAC was targeted at production-oriented agriculture which involved farming activities, processing and packaging of unconsumed produce to become locally grown farm products, and organising visits and tours for the general public to enjoy farming experience and rural lifestyle. In view of the large area operated by YOAC, it was possible to concentrate all such activities within the area. The provision of infrastructure such as a standard pier and potable water supply was essential to the future development of YOAC. However, in the absence of such facilities, it would be difficult for YOAC to formulate a very concrete 5-year plan. Mr Fergus Ho, R7's representative, supplemented that YOAC had been at the experimental stage of its agricultural practice over the past three years. Less than one-fifth of the total arable land was farmed. Having familiarised themselves with the farming practice and the micro-climate, YOAC planned to develop more land for farming which could increase the yield and crop diversity in the coming years. However, their development plan might be constrained by the lack of manpower and other supporting facilities such as pier and water supply. On the question of investor, Mr Ho said that YOAC was a company of private investments.

52. In response to the Chairman's question, Mr Lee said that the public who visited YOAC could either walk from Tai O to Yi O via Lantau Trail, which took about 45 to 60 minutes, or travelled on a small boat to the existing substandard jetty which could not be used during inclement weather. Mr Ho supplemented that the jetty in the east could only be used a few hours every day due to tides.

53. A Member considered that the operation of YOAC was a commercial production and requested R7 to substantiate why the Government should provide infrastructure to support such commercial activities. In response, Mr Lee reiterated that YOAC carried out three major activities including farming, producing local farm products from local produce to share with the general public, and organising visits and tours to promote farming experience. It helped to revive the local economy which was an integral part of the village revitalisation of

Yi O. Commercial activities inevitably intertwined with our daily lives and whether such commercial activities should be supported by the Government was a matter of judgement.

54. In response to a Member's questions on whether YOAC had attempted to address the problems of lack of drainage/flooding facilities and potable water supply; and whether commercial farming was sustainable given the existing yield and produce quality, Mr Lee said that it was not possible for YOAC to provide its own drainage facilities as it involved some government land and any works to be carried out on the government land would require prior approval from the Lands Department (LandsD). While YOAC could use the muddy water from the natural stream for irrigation purpose, the provision of potable water supply would benefit their farmers, visitors and other villagers as well. All the crops of YOAC were organically grown even though they had not applied for any organic certification. Members of the public who had visited their farm would witness their organic farming practices.

55. In response to a Member's question, Mr Lee said that there were at present 5 to 6 farmers at YOAC and they were employed to carry out agricultural activities and production of farm products. Those farmers, who came from different background such as Tai O residents, college graduate and office lady, worked closely and harmoniously as a team.

56. In response to a Member's questions on whether the local villagers were involved in the operation of YOAC and their relationship with YOAC, Mr Lee said that with the support of the village representative of Yi O village, about 80% of the private land owners had permitted YOAC to use their land. They participated in the project on a profit-sharing basis instead of lease agreement. Although Yi O might not be conducive to farming due to the lack of necessary infrastructure, the unique characteristics of the Yi O village, which was located within a valley subject to fewer pollution as compared to other villages in Northern New Territories, would facilitate the production of high quality produce. The original intention of YOAC was to demonstrate that economic development was not in conflict with environmental protection and could meet social needs as well. Planning should not merely focus on environmental protection. The involvement of local villagers in the operation of YOAC during the past three years was low since the early stage of work was largely related to preparation of suitable land for farming. It was anticipated that the involvement of local villagers would increase in coming years through their engagement in the actual agricultural

activities.

57. Another Member asked about the rice growing cycle and the annual yield of rice at YOAC. In response, Mr Lee said that there was currently about 10 acres of farmland at YOAC. There were two rice-growing cycles every year with a total annual yield of about 2,800 kg under normal circumstances.

R1's proposal

58. In response to a Member's question on whether the agricultural activities promoted by YOAC and the eco-lodge development proposed by R1 were compatible with each other, Mr Alan Macdonald, representative of R1, said his client fully supported the operation mode of YOAC though its development was constrained by the lack of infrastructure. His client would like to carry out similar agricultural activities on his own land but the original right for agricultural use was taken away by the improper zoning. Should his client's land be given the same zoning as those of YOAC, agricultural rehabilitation would become possible and his client might be able to cooperate with YOAC in future.

59. The Chairman asked whether agricultural activities were carried out on his client's land at the moment. Mr Macdonald replied in the negative and said that his client would like to be assured of the correct zoning before using the land for agriculture and other positive uses.

60. In response to the Chairman's follow-up question on whether R1 had any plan to use the land for agricultural use in the short run, Mr Macdonald said that the land could not be restored to agricultural use within a short period of time due to the existing topography of the site. However, should the site be given a correct zoning, his client would commence the necessary preparatory works which might take some time to complete.

61. A Member noted from the written submission of R1 that the site was suitable for a luxurious spa/resort development with golf course and sought clarification from R1's representative on the eco-lodge concept. In response, Mr Macdonald said that overnight accommodation to be provided in his client's site would be very simple, low-key lodge. His

client had no intention to develop luxurious spa/resort having regard to the fact that it would be difficult to obtain the necessary planning permission from the Board. The golf course development which was ecologically and topographically unsuitable would not be pursued.

62. In response to a Member's question on whether the representer's proposal to rezone the "GB" zone for eco-lodge development would have precedent effect on other OZPs, Ms Tam said that in considering whether the representer's proposal was acceptable or not, relevant planning considerations including the appropriateness of the current zoning, details and justifications of the development proposal, and the results of technical assessment, etc. would have to be taken into account. For the representer's proposal to rezone its site from "GB" to "AGR" to facilitate eco-lodge development, there was insufficient information to demonstrate that the proposed eco-lodge would be acceptable from environmental, geotechnical and infrastructural aspects and without any technical assessments submitted by the representer, it was inappropriate to rezone the site from "GB" to other zones. Given that the site was on well vegetated steep slopes, the current "GB" zoning was considered appropriate to reflect the existing landscape.

63. In response to a Member's question on whether the shareholders of Greencourt Limited (R1) comprised any indigenous villagers, Mr Macdonald said that there was no indigenous villager as shareholders of the company. Yet, the local people might be benefitted from the potential employment opportunities generated from his client's development proposal.

"V" zone

64. Noting that R4 to R6 had requested for an expansion of "V" zone, and the recent concern on alleged illegal collusion between indigenous villagers and developers over Small House developments, a Member asked whether more justifications to substantiate the expansion of "V" zone could be provided. In response, Mr Yu Hon Kwan (R6) said that most of the land within the 'VE' was private land owned by the indigenous villagers. After the recent court conviction, it was unlikely that those indigenous villagers would commit the offence again. Land belonged to local villagers and they should be given the right to return to the village. Despite there was a 10-year Small House demand forecast of 140 as indicated by YOIR, the figure might not be realistic having regard to the difficulty for local villagers to

raise sufficient money for building their own Small Houses. On balance, the “V” zone should be suitably expanded to provide sufficient land to meet some of the future Small House demand, say 30 to 50 Small Houses.

[Mr Franklin Yu arrived to join the meeting at this point.]

65. A Member enquired about the boundary of the ‘VE’ and the considerations in formulating the existing “V” zone boundary on the OZP. With the aid of the PowerPoint slide showing the ‘VE’ boundary, Ms Tam explained that the ‘VE’ was drawn up by LandsD as an administrative measure to guide the Small House development under Small House Policy, whereas the boundaries of the “V” zone on the OZP had been drawn up having regard to existing building structures, the extent of ‘VE’, approved Small House applications, outstanding Small House application, building lots, local topography, site characteristics and estimated future Small House demand. Areas of dense vegetation, active agricultural land, ecologically sensitive areas and stream courses had been avoided where possible.

66. In response to the same Member’s enquiry on how the ‘VE’ was drawn up, Ms Tam said that as a general rule, the ‘VE’ was delineated to include the area falling within the 300-feet radius from the edge of the last village house built before the introduction of the Small House Policy. In determining the “V” zone boundary of the OZP, the extent of ‘VE’ was only one of the factors to be considered. For the subject ‘VE’ of Yi O village, its northern area which consisted of active farmland and fallow land with potential for agricultural rehabilitation was zoned “AGR”, while the southern part currently covered by woodlands was zoned “GB”. The current “AGR” and “GB” zoning for those lands within the ‘VE’ were considered appropriate.

67. In response to a Member’s question on how planning would help the village revitalisation currently implemented by the local villagers, Ms Tam said that Yi O was a remote area surrounded by Country Parks. The area was of high ecological value and some human activities were found thereat as demonstrated by the village cluster and agricultural practice. The general planning intention of the Yi O area was to protect its high conservation and landscape value and the rural settings and to make provision for various human activities through the designation of appropriate zonings on the OZP. Conservation zonings such as “GB” were designated for those areas largely covered by vegetation including

undisturbed woodland, grass and bushes. The “V” zone was designated to reflect both existing recognized village and areas of land considered suitable for village expansion. Those areas covered by existing active agricultural land and fallow agricultural land with good potential for rehabilitation were designated “AGR”.

68. Noting the representer’s proposal to revitalise Yi O village, the same Member asked about the existing number of indigenous villagers of Yi O. In response, Mr Yu Hon Kwan said that Yi O village had been in existence for more than 400 years. Prior to the incorporation of Yi O Kau Tseun into the Country Park in 1970s, local villagers resided in both Yi O Kau Tseun and Yi O San Tseun. Although the existing Yi O village was abandoned with few inhabitants, there were more than 200 Yi O villagers and the number of registered voters for the election of Village Representative held every four years was more than 70. Those indigenous villagers would sometimes get together at a more accessible location such as Tai O or urban area.

69. As the representers/commenters or their representatives had finished their presentations and Members had no further question to raise, the Chairman said that the hearing procedures for Session 1 had been completed. The Board would deliberate on the representations upon completion of the Session 2 hearing in the absence of all representers/commenters or their representatives and would inform them of the Board’s decision in due course. The Chairman thanked them and the PlanD’s representatives for attending the hearing. They all left the meeting at this point.

[Ms Christina M. Lee left the meeting at this point.]

70. In anticipation that the hearing procedures for Session 2 would likely be long, the Chairman suggested and Members agreed that consideration might be given to adjourning the meeting for lunch break at this point and resuming the hearing at 1:45 p.m. Members noted from the Secretariat that the proposed arrangement was considered acceptable by those representers and commenters attending Session 2.

71. The meeting was adjourned for a lunch break at 12:15 p.m.

72. The meeting was resumed at 1:45 p.m.

73. The following Members and the Secretary were present at the resumed meeting:

Mr Michael W.L. Wong	Chairman
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Professor S.C. Wong	Vice-chairman
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Mr Lincoln L.H. Huang

Mr H.W. Cheung

Professor K.C. Chau

Mr Ivan C.S. Fu

Mr Patrick H.T. Lau

Mr H.F. Leung

Mr Stephen H.B. Yau

Mr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Deputy Director of Environmental Protection (1)

Mr C.W. Tse

Deputy Director of Lands (General)

Mr Jeff Y.T. Lam

Director of Planning

Mr K.K. Ling

Sai Kung and Islands District

Agenda Item 5 (Continued)

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations in respect of Draft Yi O Outline Zoning Plan No. S/I-YO/1
(TPB Paper No. 10130)

[The item was conducted in Cantonese and English.]

Session 2

74. The following representatives of the Planning Department (PlanD),
representers/commenters or their representatives were invited to the meeting at this point:

PlanD's Representatives

- | | |
|---------------------|---|
| Ms Donna Y.P. Tam | - District Planning Officer /Sai Kung and Islands
(DPO/SKIs) |
| Ms S.H. Lam | - Senior Town Planner/ Sai Kung and Islands
(STP/SKIs) |
| Mr Kelvin K.H. Chan | - Town Planner/Sai Kung and Islands (TP/SKIs) |

Representers/Commenters and their representatives

R11 - Kadoorie Farm & Botanic Garden Corporation (KFBG)

R12 - Tony H.M. Nip

R13 - Chiu Sein Tuck

- | | |
|-------------------|--|
| Mr Tony H.M. Nip |] Representers and Representer's representatives |
| Mr T.L. Yip |] |
| Mr Chiu Sein Tuck |] |

R14/C7 – World Wide Fund of Nature Hong Kong (WWF)

Mr Andrew C.M. Chan - Representer's and Commenter's representative

R15/C6 – The Hong Kong Bird Watching Society (HKBWS)

Ms M.C. Woo - Representer's and Commenter's representative

R16 – The Conservancy Association (CA)

Mr H.M. Ng] Representer's representatives

Mr T.M. Leung]

R17 – Designing Hong Kong Limited

C1264 – Paul Zimmerman

Mr Paul Zimmerman] Representer's representatives and Commenter

Ms Miffy C.M. Chun]

C5 – Save Lantau Alliance (SLA)

C885 – 羅淑玲

Mr S.K. Tse] Commenter's representative and Commenter

羅淑玲]

C10 – Mary Mulvihill

Ms Mary Mulvihill - Commenter

C547 – Mathias K.Y. Fung

Mr Mathias K.Y. Fung - Commenter

75. The Chairman extended a welcome and explained the procedures of the hearing. As PlanD's presentation had already been made in Session 1, and the attendees of Session 2 had heard the presentation in the waiting conference room, there was no need to make the same presentation again for Session 2. He then invited the representers, commenters and their representatives to elaborate on their submissions.

76. Mr Tony H.M. Nip, R12 and representatives of R11 and R13, requested to make his oral submission towards the end of the presentation session, saying that he had obtained the

consent of other representers and commenters. As no objection to the proposed arrangement was raised by other attendees, Members agreed to accede to Mr Nip's request.

R14/C7 – WWF

77. With the aid of a PowerPoint presentation, Mr Andrew C.M. Chan made the following main points:

Yi O San Tsuen

- (a) the “Agriculture” (“AGR”) zone of the Yi O Outline Zoning Plan (OZP) fell largely within the village ‘environs’ (‘VE’) of Yi O San Tsuen in Yi O Bay. The development of small house was possible within the zone through the planning application system as the use was a Column 2 use under the “AGR” zone. According to the Development Bureau (DEVB)’s response at the Legislative Council (LegCo), the approval rate of Small House applications in “AGR” zone was about 62.5% between 2003 and 2012, which was considered high. There was active farming on the land within the zone and the Agriculture, Fisheries and Conservation Department (AFCD) had identified some agricultural land in the area as having potential for rehabilitation;
- (b) the “AGR” zone would likely be taken up by Small Houses, resulting in a loss of arable farmland for genuine sustainable farming and imposing adverse ecological and water quality impacts on nearby sensitive habitats, e.g. natural streams and coastal area/mangrove in Yi O Bay. A more restrictive conservation zoning should be imposed for the area e.g. “AGR(1)” and “Green Belt” (“GB”);

Eastern Riparian Area of Natural Stream

- (c) the eastern riparian area of the natural stream to the west of Yi O also fell within the “AGR” zone. Two freshwater fish species of conservation interest were recorded at the stream i.e. Rice Fish and Stripped Lesser

Bream. The stream connected with the estuarine mangrove, mudflat and coastal habitats. According to a recent local report prepared by ecological researchers, Yi O mudflat was a nursery and breeding ground for two Horseshoe Crab species. On the whole, the stream, its riparian area and Yi O Bay were of ecological importance. Through observing the aerial photos of the eastern riparian area from 2012 to 2015, it showed that the natural state of the area had been maintained and should be preserved;

[Mr Alex T.H. Lai returned to join the meeting at this point.]

- (d) the “AGR” zoning was considered insufficient to protect the eastern riparian area from the potential adverse ecological and water quality impacts associated with the developments in the “AGR” zone. A restrictive zoning e.g. “GB” or “GB(1)” was more appropriate for the riparian area;

Coastal Vegetation

- (e) there was coastal vegetation covered by the “AGR” zone. While coastal vegetation served as an ecological and landscape buffer between inland agricultural activities and sensitive coastal habitats, they also helped stabilise the shoreline by preventing tidal erosion. Developing the coastal area would require tree removal and vegetation clearance. The appropriate zoning for the area with coastal vegetation should be “Coastal Protection Area” (“CPA”). The “CPA” zone on the OZP should be extended to cover all the coastal vegetation along the coastline of Yi O San Tsuen;

Romer’s Tree Frog

- (f) Romer’s Tree Frog was endemic to Hong Kong and could only be found in four places locally, including Lantau. It had also been classified by the International Union for Conservation of Nature (IUCN) as globally endangered. According to the Paper, they were recorded at a stream to

the east of Yi O and near the agricultural fields to the south of planning scheme area (the Area) of the OZP. In view of its global importance, their habitats in Yi O, especially adjoining areas of the stream and woodlands, which were under “AGR” zone, should be protected by conservation zonings, e.g. “GB(1)” and “Conservation Area”(“CA”); and

Eco-lodge Proposal of R1

(g) he objected to R1’s proposal to rezone a site to the east of Yi O Bay from “GB” to “Other Specified Uses” annotated “Eco-lodge” (“OU(Eco-lodge)”) for developing an eco-lodge for the following reasons:

(i) the site was a heavily vegetated area of natural landscape, comprising woodlands, freshwater marshes and coastal vegetation which was connected to the nearby country parks. The proposal was not in line with the planning intention of “GB” to preserve the existing natural landscape and would involve large-scale vegetation clearance and tree felling; and

(ii) R1 had not submitted any sewage treatment proposal nor impact assessments. If allowed, the sewage discharge from the eco-lodge would adversely affect the ecology and water quality of natural streams including Shui Lo Cho, freshwater marsh and Yi O mudflat.

R15/C6 – HKBWS

78. With the aid of a PowerPoint presentation, Ms M.C. Woo made the following main points:

(a) the Area was ecologically well-connected to the Lantau North and Lantau South Country Parks and the natural habitats in Yi O were of high conservation concern. As stated in the Explanatory Statement (ES)

accompanying the OZP, there were species of conservation/global concern (e.g. Romer's Tree Frog and Rich Fish) in Yi O and that the woodlands and streams in the Area should be protected as they would provide habitats to support the fauna/flora species of conservation importance. HKBWS therefore would object to any development that would lead to destruction of those habitats;

Development Proposals

- (b) some representers had submitted proposals to develop Yi O, involving an increase in population of over 1,500 to 2,000 or 4,000 in Yi O. Those proposals were considered incompatible with the current natural and rural setting of Yi O and Yi O itself would not be able to accommodate such a large population. Moreover, they would bring about irreversible ecological damages and permanent habitat loss to the Area and its surroundings. HKBWS strongly objected to any planning proposals or infrastructure developments to support the suggested population increase;
- (c) a number of representers also suggested that a vehicular access connecting Tai O and Yi O should be provided. HKBWS objected to constructing that new access as it would introduce adverse ecological impacts on the Lantau North and Lantau South Country Parks e.g. human disturbance, habitat loss/fragmentation, pollution and affecting the ecological integrity of the two Country Parks;
- (d) regarding R1's proposal to rezone a "GB" site to "OU(Eco-lodge)", the Director of Agriculture, Fisheries and Conservation (DAFC) had advised that the "GB" site consisted largely of woodland as stated in paragraph 6.8 of the Paper. As such, the proposed eco-lodge was considered incompatible with the surrounding environment and was not supported;
- (e) according to Chapter 10 of the Hong Kong Planning Standards and Guidelines (HKPSG), a number of principles of conservation should be adopted for the practical pursuit of conservation in land use planning,

such as retaining significant landscapes, ecological and geological attributes and heritage features as conservation zones, controlling adjoining uses to minimise adverse impacts on conservation zones and optimising their conservation value. The development proposals put forth by the representers were not in line with that conservation principles;

Conservation Zonings

- (f) while agreeing to the general planning intention for the Area, which was to protect the Area's high conservation and landscape value, HKBWS considered that conservation zonings should be designated on the OZP to reflect that planning intention and the principles of conservation;

[Ms Sandy H.Y. Wong returned to join the meeting at this point.]

- (g) the woodlands and marshes in Yi O should be protected by conservation zonings, instead of the current 'AGR' zoning. That would avoid giving the impression that those areas of ecological value could be cleared for cultivation use;
- (h) since good quality agricultural land could possess high ecological value, especially when wet farming was adopted, they should be safeguarded. In the case of Long Valley with active/wet farming, over 300 bird species were recorded there. Taking into account that agricultural lands were vulnerable to Small House developments, and in order to give due respect to farmlands and farmers, the "AGR" zoning on the OZP should be replaced by a restrictive agricultural/conservation zoning where small house development was not allowed; and
- (i) the Board was requested to note the high conservation value of Yi O and to reject the aforementioned development proposals submitted by the representers. The Board should impose a conservation zoning for all streams and their riparian zones, woodlands and marshes and a restrictive agricultural/conservation zoning for all farmlands. Small House

development should not be permitted nor included as a Column 1 or 2 use in both conservation and restrictive agricultural zonings.

R16 – CA

79. With the aid of a PowerPoint presentation, Mr H.M. Ng made the following main points:

- (a) while written submission had been provided to the Board setting out CA's grounds for the representation, he would focus his oral submission on the two "AGR" zones on the OZP;
- (b) suitable agricultural activities or sustainable agriculture could result in a win-win situation for the environment and farming industry. However, without proper planning, farming activities could generate adverse impact on the environment. In view of the habitats in Yi O, some areas of the designated "AGR" zones on the OZP might not be suitable. CA was of the view that refinements/adjustments should be made to the two "AGR" zones covering Yi O San Tsuen and the eastern riparian area of the natural stream to the west of Yi O respectively;

"AGR" Zone in Yi O San Tsuen

- (c) according to Plan 5 of the TPB Paper No. 9978 (Preliminary Consideration of A New Plan – Draft Yi O OZP No. S/I-YO/B) which showed the existing physical features of Yi O, the "AGR" zone of Yi O San Tsuen had an extensive area of woodland (the woodland area) and coastal vegetation. Referring to the aerial photos of Yi O in 1963, 1995 and 2003, he had the following observations:
 - (i) while some woodland patches had been established within/around the woodland area since 1960s, including a mature woodland in the area to the west of Yi O San Tsuen, there were two other areas that were largely agricultural land under farming, which were

located to the east and south of Yi O San Tsuen; and

- (ii) the two areas were then gradually occupied by woodland through natural succession, after farming was discontinued. There were signs of expansion for the woodland;
- (d) in fact, the above situation was observed in respect of the stretch of woodland located to the western side of the natural stream to the west of Yi O, as the woodland was previously agricultural land. However, the woodland was zoned “GB” on the OZP. A similar treatment should be adopted for the woodland and coastal vegetation in the “AGR” zone at Yi O San Tsuen and a restrictive zoning, including “GB”, “GB(1)” and “CPA”, etc should be imposed to reflect the planning intention of preserving the natural landscape;

[Dr Lawrence W.C. Poon returned to join the meeting at this point.]

“AGR” Zone in Eastern Riparian Area

- (e) referring to the aerial photos of Yi O in 1963, 2012 and 2015 in respect of the eastern riparian area of the aforesaid natural stream, which fell within the “AGR” zone, he had the following observations:
 - (i) there were limited agricultural activities in the eastern riparian area of the aforesaid natural stream in 1963;
 - (ii) land formation/excavation works were being carried out along the stream in the eastern riparian area in 2012, giving rise to concerns on the impact on the stream due to the works. However, no agricultural activities were found in most of the riparian area in 2015, though farming activities were found to the southern tip of the riparian area. Hence, land formation/excavation was not related to farming practice. That countered the criticisms that green groups had been

overly concerned about land formation/excavation works that were necessary in revitalising land for farming;

- (iii) the riparian area was considered not suitable for farming. To reflect the planning intention to protect natural landscape and stream ecology, the “AGR” zone should be replaced by a restriction conservation zoning. Such zoning would not disturb any existing and genuine agricultural practice as ‘Agricultural Use’ would still be a Column 1 use i.e. an always permitted use; and
- (iv) Members of the Board should consider the grounds put forth by CA.

R17 – Designing Hong Kong Limited

C1264 – Paul Zimmerman

80. With the aid of a PowerPoint presentation, Mr Paul Zimmerman made the following main points:

- (a) a lot of the time was spent in the morning session of the hearing discussing matters concerning farming. However, no farmer attended that session;
- (b) one group of developers (R1), who presented in the morning session, was disappointed with the Yi O OZP as they purchased the land at Yi O at a late stage without checking what they could in fact develop on the land;

Destruction to the Environment

- (c) sites within “AGR” zone were generally perceived to be less problematic than those in conservation zoning in obtaining approval for housing development in future. After the Government had announced follow-up actions for Tai Long Sai Wan in 2010, landowners had attempted to establish agricultural use in Yi O at the earliest opportunity by undertaking

agricultural activities in the hope that the subject area would be designated under “AGR” zone. The associated vegetation/tree clearance and diversion of streams had caused destruction to the environment. Yi O was largely destroyed in 2012 under the excuse of agricultural rehabilitation;

- (d) “House (New Territories Exempted House (NTEH) only)” was a Column 2 use under the “AGR” zone and the possibility of successfully obtaining planning approval for Small House development had provided the landowners with an incentive to destroy the environmental/ecological value of the land in question. Landowners had entered into agreement with developers for paving the way for future development of the land. There was no genuine farming in Yi O and the so called farming was done with a minimum investment by the landowners. In fact, most of the areas that had been cleared or excavated in 2012 had not been put to agricultural use or rehabilitated;
- (e) between 2003 and 2012, the percentages of approved Small House applications in “AGR” zone and “GB” zones were high, amounting to 62.6% and 56.9% respectively. “House (NETH only)” and “House (other than rebuilding of NTEH)” should therefore be removed as a Column 2 use from the “AGR” and “GB” zones respectively or to replace “AGR” and “GB” zones with “AGR(2)”, and “GB(1)” or “CA”;

Clear Planning Direction for Yi O

- (f) the lack of clear planning direction for Yi O would result in incremental developments in Yi O, which would ultimately exert pressure on the part of the Government for providing adequate infrastructure to meet the needs of the growing population. To be fair to all the parties concerned and to avoid destruction to Yi O, the Board should be clear in how the Yi O should be developed. If Yi O was to be developed, infrastructure including vehicular access and the rebuilding of the pier should form part and parcel of its development. If not, Yi O should form part of the

country parks, and conservation zonings should be imposed for the Area. More importantly, it must be clear in the OZP that no Small House development would be allowed in the Area;

Country Parks

- (g) located deep inside the Lantau South Country Park and as an integral part of the country park enclaves, Yi O was of high scenic, ecological, landscape and recreation values. However, signs had been put up by landowners and villagers along the public trails to Yi O prohibiting public access;

Development Proposals

- (h) he objected to the various proposals submitted by the representers, including designating the entire 'VE' of Yi O San Tsuen as "Village Type Development" ("V") zone, the development of an eco-lodge and the provision of a pier and access road;
- (i) he cast doubts on the reliability and accuracy of the information submitted by some representers:
 - (i) R4, a VR, was one of the owners of R7 (i.e. Yi O Agricultural Cooperation Limited (YOAC)). However, R4 and R7 submitted different and conflicting views to the Board on the planning of Yi O. R4 considered that the entire 'VE' of Yi O San Tsuen should be designated as "V" to meet the Small House demands. R7, on the other hand, considered that private agricultural lands should be zoned under "AGR". The proposals were therefore in conflict with each other. It was also observed that some land within the eastern riparian area was under the ownership of Mr Lau Wong Fat, and the proposals did not include this particular piece of land;

- (ii) R4 had claimed that the Small House demand for the next 10 years and the number of permanent residents that would reside at Yi O village after its revitalisation would be in the region of 145 and 1,560 respectively. The figures appeared excessive; and
- (iii) R1 had objected to the “GB” zoning of the site located to the east of Yi O Bay but later proposed “AGR” zoning for the same site as a commenter; and
- (j) the Board should be mindful of a proposed hotel resort scheme in Yi O which had been strategically planned by the developers and landowners. According to his understanding, there was a 30-year lease agreement signed between eight indigenous villagers and an unnamed company in 2011 with the intent to develop a tourist centre comprising a resort hotel, housing and a water sports/recreation centre for a sizable site involving agricultural lots in Yi O. Under this arrangement, temporary farming to avoid designation of conservation zoning and the provision of a pier and access road were to be pursued. Relevant work/procedures to realise the resort hotel proposal had commenced, involving the hiring of a farming consultancy to conduct farming activities and the setting up of YOAC (R7) in 2013. The site had been successfully designated under the “AGR” zone as a result.

C10 – Mary Mulvihill

81. Ms Mary Mulvihill made the following main points:

- (a) it was disappointing that R7 (YOAC)’s representatives did not fully address the questions put forth to them in the morning session regarding the identity of their investors;
- (b) it was doubtful that R7’s proposal to promote agriculture industry in Yi O was genuine or practical, since idle agricultural land in Yuen Long were plentiful and that land in Yi O was not suitable for commercial or intensive

farming due to its steep terrain and the lack of easy access to markets. Agricultural activities in Yi O should be of sustainable nature. It would be more efficient to ship in produce via the Hong Kong International Airport than transporting it from Yi O, a remote location;

- (c) the following comments were made on various proposals submitted by some representers from her perspective as an urban citizen and tax payer:

Proposals without Merits

- (i) it appeared that the development proposals aimed to persuade the Government that money should be spent on providing new infrastructure in Yi O. That would serve to open up the area to residential developments under the guise of Small House applications;
- (ii) the figure of the 10-year Small House demand (i.e. 145) in support of the proposal for a larger “V” zone (R4) was unrealistic. The identity and current whereabouts of the villagers were unknown. There were even suggestions of a possible population of 1,560 with 2,000 mobile and 600 transient residents upon revitalisation of Yi O village and agricultural rehabilitation;
- (iii) even if the proposed eco-lodge (R1) was developed, the employment opportunities generated would not be fulfilled as the distance between Hong Kong/Kowloon and Yi O would discourage commuting;

Unjustified Spending of Public Revenue

- (iv) there had been many complaints in recent years with regard to the large sums of public revenue being spent on inappropriate projects in remote areas. Tax payers had been vigilant in scrutinizing those projects and any infrastructural project lacking

in economic sense would face difficulties in getting funding approval from Legco;

- (v) Yi O lacked water supply, drainage, sewerage or road access. The existing pier in Yi O was substandard. There were no estimates presented by some representers on the financial aspect for providing those services. She doubted that was the best use of government revenue and if there was any justification for the various development proposals that would be costly and environmentally harmful;
- (vi) spending large amounts of public revenue on infrastructure that would benefit a small number of residents and the commercial pursuit of developers was unacceptable;
- (vii) there was no indication as to where the fresh water to support the proposed developments would come from, and the introduction of public water supply, even if approved, would take years to materialize;
- (viii) even if the number of driving permits for Lantau would gradually increase in the coming years, the additional traffic could not justify the huge expenses incurred for building roads over difficult terrain;
- (ix) the proposed extension of the pier would be costly due to shallow water. Extensive pier facilities, if provided in Yi O, would help attract unlawful and vice activities into the area. South Lantau had long been a favourite spot for both human and merchandise trafficking. The additional burden on policing such remote area would need to be considered;
- (x) Yi O was prone to flooding. Hence, flood control would also need to be introduced, the expense of which would also be borne

by the tax payers;

Adverse Impacts on the Environment

- (xi) providing infrastructural facilities would take a long time to implement. Before they were in place, the proposed 70-room eco-lodge with spa facilities, if implemented, would contaminate soil and water. Spa and basic accommodation were considered not mutually compatible. R1 tried to give the impression that if approval was given to build the eco-lodge, the impact would be minimal; and
- (xii) the cumulative impact of the proposed eco-lodge and village extension were contrary to the general planning intention of the Area that was to protect its high conservation, landscape and natural character and its role as a buffer zone for the nearby country park.

C5 – SLA

C885 – 羅淑玲

82. With the aid of a PowerPoint presentation, Mr S.K. Tse made the following main points:

- (a) while the Government had announced its plans to review the overall planning for Lantau, there had not been comprehensive planning for the conservation of valuable coastal and the countryside areas in Lantau;
- (b) Yi O was an area of high ecological and historical values. Members were urged to appraise the Yi O OZP carefully to ensure sufficient protection to Yi O's valuable ecological and historical assets;
- (c) with history dated back to the Sung Dynasty, Yi O was of archaeological importance. There were about 50 archaeological sites in Lantau Island,

including the two sites named Yi O and Yi O-Fan Lau Boulder Trackway;

- (d) referring to the aerial photos in 2011 and 2013 as well as the relevant site photos, an extensive vegetated area in Yi O was cleared in late 2012/early 2013 within a few months in the name of agricultural rehabilitation, causing irreversible and devastating environmental destruction to the area. The clearance might have encroached onto the nearby Lantau South Country Park. According to the media reports, the affected area was about triple the size of Victoria Park and the responsible party for the clearance was related to a member of the Lantau Development Advisory Committee (LanDAC), Mr Andrew S.L. Lam, who was also the Chairman of the Antiquities Advisory Board (AAB). An internal assessment by the Government had already confirmed the archaeological importance of Yi O in 1983. Ancient potteries and coins, etc had been discovered in the area. The media reports also stated that according to a TPB's closed meeting conducted in November 2012, comments from the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) would need to be sought for any development or redevelopment proposal in the Yi O and Yi O-Fan Lau Boulder Trackway sites of archaeological interest. And it was a statutory requirement that if works affecting those sites were unavoidable, the concerned archaeologist would need to seek approval for a licence to conduct a Heritage Impact Assessment (HIA). It was therefore inconceivable that no Heritage Impact Assessment (HIA) had been conducted for the concerned clearance and that Mr Andrew Lam, being the Chairman of AAB, was unaware of the archaeological status of the area. The related requirements had been blatantly breached;
- (e) clearance/agriculture rehabilitation in the area was related to Asmore Agricultural Development Co. Limited (AADC), a company under Mr Andrew Lam, which had shareholdings of YOAC. Besides agriculture, AADC had businesses concerning real estate/property development in the Mainland. Mr Lam himself also had more than 20 companies, engaging in various businesses. The agriculture rehabilitation undertaken for the

area in Yi O could be paving the way for future development in the area under the so-called ‘destroy first, built later’ approach. YOAC had argued that infrastructural facilities including roads were required to be put in place in Yi O to facilitate agriculture rehabilitation. That argument did not stand as it would be the normal practice to first assess the agriculture rehabilitation project was a viable one before clearance works began. Their request for infrastructural facilities was not justified. The Board should be mindful of the real intent of the agriculture rehabilitation proposal;

- (f) being the Chairman of the Planning and Conservation Subcommittee under LanDAC, Mr Lam had also been pushing for the implementation of various road schemes in Lantau Island, including a proposed coastal highway connecting Tung Chung, Tai O and Yi O Fan Lau at an estimated total construction cost of HK\$ 4.7 billion and the section between Tai O and Yi O-Fan Lau would be in the form of a tunnel;
- (g) a water gathering ground (WGG) in Shui Lo Cho, which was connected to a reservoir providing water to Tai O, was located in an area above the site of the proposed eco-lodge of R1. Swimming was strictly prohibited in the WGG and would be penalised. Swimming activities had however been taken place, giving rise to concerns on hygiene and health issues. If the proposed eco-lodge with agricultural/tourism related activities were allowed, the WGG and its surrounding area would be subject to serious human disturbance and detrimental environmental impact. SLA therefore objected to proposed eco-lodge; and
- (h) agriculture land had long been the subject of land filling or formation to facilitate approval of Small House applications. Stringent zoning for agriculture land without any room for Small House applications should be considered by the Board.

83. Mr Mathiase K.Y. Fung made the following main points:

- (a) he would not repeat the points already covered by other representers/commenters, on the history and ecology in Yi O;
- (b) synergy effect should be a relevant consideration in the planning for Yi O. The introduction of a new population into an area would create demands for utility and medical facilities. Allowing an eco-lodge or a village development of about 140 Small Houses in Yi O might ultimately lead to the implementation of a highway in the area. If infrastructural facilities supporting village expansion were to be provided in Yi O, it would set an undesirable precedence for the rest of 100 villages in Hong Kong. The eco-lodge and village expansion proposals were not supported;
- (c) he was a former teacher and had worked in horticulture and green organisations. He was involved in tree planting in Lantau Island on behalf of the Government. He hiked in Yi O in 2003 and the latest visit was in June 2016. From his own observations and as told by local villagers, a barge would be used to transport agricultural related machinery and tools to Yi O during high tides. It was questionable as to whether a pier or a new road was required to facilitate farming in Yi O;
- (d) according to some information published in 2014, there were about 50 people residing in Yi O. His own visits revealed a different story. The area appeared to have no resident and the possibility of a possible population of 1,560 residents upon revitalisation of Yi O village appeared slim. Members should consider carefully whether the facilities proposed by some representers were indeed essential;
- (e) comparing with areas falling within the country park, greenery in “GB” zones had been given a lower level of protection. Unlike tree felling within “GB” zones, tree felling within country parks would be subject to severe fines. He had previously proposed to a government department that “GB” zones involving no private land should be designated as part of

a country park. The clearance works in Yi O had involved felling or burning of trees and even the Lantau Trail Section 8 could not be found for some time;

- (f) he opposed to the “AGR” zone on the OZP covering woodlands, as they were located far from local villages and farming by villagers was unlikely. The woodlands had some fruit bearing trees and other valuable species which should form part of a nearby country park and could provide a buffer for the country park. Members should consider if the “AGR” zone could be scaled down in considering further amendment to the OZP and whether farming on the extensive areas that were zoned “AGR” on the OZP was feasible. “GB” zoning could be considered as alternative zoning as agricultural use would not be affected since such use was always permitted within the zone;
- (g) he supported the “CPA” zones on the OZP as many mangroves existed within the “CPA” zones; and
- (h) Members were requested to seriously consider his grounds and disallow any proposal that would cause destruction to the environment in Yi O, including the proposed eco-lodge, village expansion and extensive agricultural rehabilitation.

R11 - KFBG

R12 - Tony H.M. Nip

R13 - Chiu Sein Tuck

84. With the aid of a PowerPoint presentation, Mr Tony H.M. Nip made the following main points:

- (a) he attended the meeting jointly with Mr T.L. Yip, who had worked in the agricultural section of KFBG for 13 years as a senior agriculture manager. Mr Yip grew up in a family of farmers, worked as farmer himself and was an expert witness for the court given his professional knowledge in

agriculture. Members were welcome to direct questions regarding agriculture to Mr Yip, if any;

- (b) Yi O was a remote area in the south-westernmost of Hong Kong and was highly inaccessible. Despite its remoteness, extensive vegetation clearance was observed happening in Yi O valley in January 2013. As revealed in the photographs taken in October 2012, lush vegetation was found in the valley and the bottom of the valley was wetland. However, vegetation clearance and an excavator were later spotted in the coastal areas of Yi O. The photographs taken by a hiker in 2013 showed that vegetation clearance had expanded further i.e. about 1km stretching from the coastal area towards the inland area and it even went beyond the Area and encroached onto the Lantau South Country Park;
- (c) the clearance incident had attracted major media attention and coverage. The clearance had caused devastation to the area and many fauna and flora species had been killed or destroyed;

“AGR” Zone in Yi O San Tsuen

- (d) as indicated in the photographs taken in June 2016, agricultural activities were seen in the minor portion of the proposed “AGR” zone in Yi O San Tsuen. Woodlands which had been in existence since 1963 and connected with those in the Lantau South Country Park were found within the same “AGR” zone. It was questionable as to the justification for including the woodlands in the “AGR” zone. PlanD’s responses to the objection to the inclusion of the woodland areas in the “AGR” zone were illogical. PlanD was of the view that active farming activities were observed in the vicinity of the woodland to the east of Yi O San Tsuen and the area was private land and had the potential of agricultural rehabilitation. The woodland to the west of Yi O San Tsuen formed part of the continuous flat land under active farming. “AGR” zoning was thus considered appropriate for both woodlands. He considered that if the same logic was followed, the woodlands in Pak Sha O and Lai Chi Wo

should also be zoned “AGR” given similar characteristics. The zoning of woodlands in the current case differed from PlanD’s past treatment of woodlands located in other enclaves which were given at least a “GB” zone;

- (e) “AGR” zone would give incentive to the concerned parties for clearing the woodlands and was undesirable. Taking into account the government figures that the percentage of approved Small House applications in “AGR” zone was about 63% between 2003 and 2012, Members should consider whether the “AGR” zone in Yi O San Tsuen would in effect become a “V” zone in the future;

“AGR” Zone in Eastern Riparian Area

- (f) the eastern riparian area of the natural stream to the west of Yi O also fell within the “AGR” zone. A large excavator similar to those commonly found in construction sites was spotted near the “AGR” zone during his site visit. There was a brackish water wetland to the south of the “CPA” zone in the northern part of the eastern riparian area as seawater from Yi O Bay could reach the wetland. Reedbeds could be found mainly towards the southern part of the riparian area of the stream, due to its low-lying nature at the bottom valley, the southern part could generally be regarded as a seasonal brackish water wetland. Two freshwater fish species of conservation importance as recognised by AFCD were recorded at the stream i.e. Rice Fish and Stripped Lesser Bream. Agricultural activities were only found at the southern tip of the riparian area;
- (g) Yi O was an enclave similar to So Lo Pun and the habitats of the riparian areas in enclaves were usually covered by conservation zonings (e.g. Kuk Po, So Lo Pun, Sam A Tsuen, Yung Shue Au, Fung Hang, Chek Keng, To Kwa Peng, Pak A and Hoi Ha). Some of the streams in those enclaves even did not possess species of conservation importance;

- (h) PlanD considered the northern part of the eastern riparian area as having potential for agricultural rehabilitation and that active farming activities were found in the southern part. Referring to the aerial photos of 1945, signs of agricultural activities could be seen in the southern part of the eastern riparian area, but not the northern part. The aerial photos in 1956, 1963, 1972, 1973, 1976, 1978, 1982, 1984, 1991 and 2001 indicated that while agricultural activities were found elsewhere at various times in or adjoining the eastern riparian area, the northern part all along had no clear farming activities. The reason why the northern part had not been covered by woodland through natural succession was due to it being brackish water wetland. The agricultural value of the northern part was also considered low as it was a wetland, making it not suitable for planting dry crops, and tidal waves would also make it unsuitable for wet farming;
- (i) in view of the above reasons, namely the lack of active agriculture activities and the presence of important habitats including wetlands, reedbeds and species of conservation importance, there was no good reason why the riparian area should be zoned “AGR”. Instead, it should be covered by a conservation zoning;

Shui Lo Cho

- (j) Shui Lo Cho was a very scenic area and had function as a WGG supplying water to Tai O. It had been the subject of human disturbance, giving rise to concerns on hygiene and health issues. The Water Supplies Department (WSD) had prosecuted the offenders for swimming in the WGG. Land use planning should be the first line of defence. If the zoning was inappropriate, remedial work would have to be borne by other government departments;
- (k) in response to the comments he heard at the hearing session that water from the stream was unsanitary for drinking, he said that the residents in Tai O were drinking stream water and that KFBG did use stream water for drinking and cleaning of agricultural produce; and

- (l) in summary, there were still important habitats worthy of conservation in Yi O despite the previous large-scale vegetation clearance, including the woodlands in Yi O San Tsuen. The two “AGR” zones should be covered by conservation zonings and the past approach adopted in other enclaves should be consistently applied to Yi O. Shui Lo Cho should also be protected by appropriate zoning. Members were requested to protect Yi O in considering the OZP.

85. As the presentations from the representers/commenters or their representatives were completed, the Chairman invited questions from Members.

“AGR” Zone in Eastern Riparian Area

86. A Member asked if Mr Tony H.M. Nip, R12 and R11/R13’s representative, could explain whether there was any difference in the type of vegetation between those growing in the brackish water wetland at the northern part of the eastern riparian area of the stream, which received tidal water from Yi O Bay, and those growing in the wetland at the southern part of the riparian area. Referring to the slides in his PowerPoint presentation, Mr Nip said that while he was not an expert in plants, the brackish water wetland at the northern part of the riparian area was like a swamp and the species growing there were predominantly Cuban Bast (黃槿), a coastal species, and some reeds. As the wetland located in the southern part of the riparian area was subject to less salty sea water, trees and reeds were growing in the area. He added that on the whole, the agricultural value of the northern part was considered low due to it being a permanent wetland. Mr T.L. Yip, R11/R12/R13’s representative, supplemented that the agricultural value of the northern part was deemed to be low because the subject area was a piece of wetland, growing dry crops on wetland would be problematic or even infeasible, and since the wetland was subject to tidal waves, it was also unsuitable for paddy fields for planting wet crops. Another Member asked if the eastern riparian area, being low-lying, would be flooded after heavy rains. In response, Mr Nip said that given the eastern riparian area was located at the bottom of the valley, it was natural that water would gather there after raining.

87. A Member asked whether Mr Yip could provide advice on what would constitute as evidence that an area was under genuine farming activities so as to help determine if an area

should be zoned or remain as “AGR”. In response, Mr Yip said that the images in aerial photos could provide an indication on the type of farming under practice, e.g. paddy fields for wet farming with rows of crops being grown together with the related infrastructure would be shown. He added that if an area had been consistently farmed in the 1940s to 70s, it could be deemed to be a piece of good farmland which should be zoned “AGR”. For the northern part of the riparian area where no clear nor stable agricultural activities were identified in the past as explained earlier, it could be regarded as having low potential for agriculture and the suitability of the “AGR” zoning might be in doubt.

[Mr Stephen H.B. Yau left the meeting at this point.]

88. Another Member asked if further information could be provided on the farming practice adopted for the northern part of the riparian area where some fields were identified as shown in the aerial photo dated 1963. Referring to the aerial photo of 1963, Mr Yip said that the active paddy fields were located mainly to the south of the riparian area alongside the stream with easy access to fresh water. The northern part of the riparian area, on the other hand, was constrained by the fact that fresh water going downstream had become less and the difference in soil quality. While the aerial photo showed no clear agricultural fields on the northern part nor the type of crop growing there, it was estimated that low-value crops were likely involved if farming activities had taken place there.

89. Upon the Vice-chairman’s enquiry on AFCD’s advice regarding the eastern riparian area of the stream, Ms Donna Y.P. Tam, DPO/SKIs, said that AFCD’s comments were sought during the preparation of the OZP and when the representations/comments were received. According to AFCD, the eastern riparian area of the stream mainly covered abandoned farmland. From agricultural development perspective, as active farming activities were found in the southern part of the riparian area and the northern part had good potential of agricultural rehabilitation, it was considered that the “AGR” zone was appropriate to reflect the planning intention. The Chairman asked if Ms Tam could identify the abandoned farmland on a plan. With the aid of a plan in the PowerPoint, Ms Tam pointed out the location of the abandoned agricultural lots which were at the northern part of the riparian area. A Member asked whether there was any evidence that the abandoned agricultural lots located at the northern part were previously used as farmland. In reply, Ms Tam said that as the concerned lots were agricultural lots under lease, farming activities might have been carried on those lots in the past.

Upon Member's enquiries, Ms Tam supplemented that the lease was block government lease and agricultural use was recorded in the description of the lots.

90. Another Member asked if the representative of HKBWS could provide information on the ecological aspect of the eastern riparian area of the stream. In response, Ms M.C. Woo, R15/C6's representative, said that although no full bird survey was conducted at the eastern riparian area, given the existence of a wetland habitat and reedbeds, the area was considered to be of high ecological value. As bird species would vary depending on the habitats in the area, changes in habitats would lead to different bird species that could be found. The existing data on bird species was considered not representative of the area's ecological value. Mr Nip supplemented that in accordance with the Technical Memorandum of the Environmental Impact Assessment, reedbeds and wetlands were recognised as having ecological importance, given their rarity in Hong Kong.

"AGR" Zone in Yi O San Tsuen

91. A Member said that according to the Paper, there were six approved Small Houses in 1981 and they had not yet been developed. The Member asked if there was any restriction as to when the Small House should be developed and their respective locations. In response, Ms Tam said that the approvals were granted by the Lands Department (LandsD) in 1981, long before the gazettal of the Yi O OZP. Referring to a slide in the PowerPoint, she said that the six Small Houses were within the 'VE' of Yi O San Tsuen and they might be developed at any time.

92. A Member asked why no farming was being carried out at the area occupied by the woodland in Yi O San Tsuen which was immediately adjoining the paddy fields to its east, as shown in the aerial photo dated 1963. In response, Mr Nip said that the woodland could be a fung shui woodland as it was sited immediately next to the village. It was a very common custom for villagers to plant a woodland in the vicinity of their villages for protecting the villages. For Member's information, Ms Tam supplemented that the woodland near Yi O San Tsuen was located largely on government land and was surrounded by private lots. It was possible that given its government land status, villagers had not extended their farming activities onto the woodland. Another Member enquired about whether there was any farming in the woodland in the past and the rationale of including the woodland into the "AGR" zone. In

response, Ms Tam said that she did not have the information on the history of the woodland. As for the rationale, having noted AFCD's comments that there were active farming activities in the vicinity of the woodland to the west of Yi O San Tsuen, and that some agricultural land had good potential for agricultural rehabilitation, together with the high percentage of the concerned land being under private ownership, it was considered appropriate to zone the area close to Yi O San Tsuen including the woodland, which formed part of a continuous flat land under active farming, as "AGR".

Other Issues

93. A Member asked if Mr Nip had any further information on the extent of the vegetation clearance regarding the alleged encroachment onto the Lantau South Country Park in 2013. In response, Mr Nip said that the vegetation clearance went beyond the Area and fell into the Lantau South Country Park. The exact extent would be subject to site survey. Upon the Chairman's enquiry on the date of the photographs shown in the PowerPoint presentation indicating the vegetation clearance within the Lantau South Country Park, Mr Nip said that the photographs were taken in early 2013.

94. A Member asked Mr Nip and DPO/SKIs if they could help identify the current location of the rice paddy fields under R7 (YOAC). Referring to the aerial photo dated 2015, Mr Nip said that the majority of the rice paddy fields were outside the Area to the south of the eastern riparian area of the stream. Ms Tam referred to Plan H-5 of the Paper as shown on the PowerPoint presentation and said that R7's agricultural activities were found both inside and outside the Yi O OZP. The area outside the Yi O OZP fell within the Lantau South Country Park.

95. The same Member asked Mr Yip on how farming could be carried out without clearing the vegetation on the concerned land. In response, Mr Yip said that if the general planning intention for Yi O was to preserve the natural landscapes, non-intensive and non-destructive farming methods should be adopted e.g. hydroponics that would not require tree felling and vegetation clearance on a large scale. A Member asked whether an excavator was commonly used in agricultural practice. Mr Yip said that there were many types of excavators and depending on the scale of operation, usually large excavators were only used for very large agriculture sites, which was not the case in Yi O.

96. As the representers/commenters or their representatives had finished their presentations and Members had no further question to raise, the Chairman said that the hearing procedures for Session 2 had been completed. The Board would deliberate on the representations in the absence of all representers/commenters or their representatives and would inform them of the Board's decision in due course. The Chairman thanked them and PlanD's representatives for attending the hearing. They all left the meeting at this point.

[The meeting was adjourned for a short break of 5 minutes.]

Deliberation Session

97. Noting that Mr Andrew S.L. Lam was repeatedly mentioned by a commenter's (C5/C885) representative in his presentation, Mr Michael W.L. Wong, Professor S.C. Wong, Mr H.W. Cheung, Mr Ivan C.S. Fu, Mr Patrick H.T. Lau, Mr Philip K.T. Kan, Mr Wilson Y.W. Fung, Mr Alex T.H. Lai, Mr Stephen L.H. Liu, Ms Sandy H.Y. Wong, Mr K.K. Ling and the Secretary declared interests in the item for their acquaintance with Mr Andrew S.L. Lam. Given that the above Members and the Secretary had not discussed with Mr Lam regarding the subject matter under consideration, the meeting agreed that they were allowed to stay in the meeting.

98. As the hearing had been conducted in two sessions and the views presented by the local villagers in Session 1 were largely different from those presented by green groups and others in Session 2, Members agreed that Dr Lawrence W.C. Poon, Mr Frankie W.C. Yeung, Dr Lawrence K.C. Li and Mr Jeff Y.T. Lam who only attended Session 2 in the afternoon, and Mr Franklin Yu who did not attend the entire Session 1 in the morning should be allowed to stay in the meeting but should refrain themselves from participating in the discussion.

Supportive Representations

99. The views of the supportive representations as detailed in paragraphs 2.6 to 2.9 of the Paper were noted.

Objection to a “GB” Site and Rezoning for Proposed Eco-lodge Development (R1)

100. Noting that the representer (R1) was not intended to use the site for agricultural activities but for eco-lodge development, a Member considered that the proposal should not be supported as there was insufficient information to demonstrate that the proposed eco-lodge development was the most suitable use in the area and could meet the long-term interests of the local villagers. Moreover, no impact assessment was submitted to demonstrate the acceptability of the proposed eco-lodge from environmental and ecological aspects.

“V” zone (R4 to R6, R8 and R19)

101. Having considered that the six Small Houses approved in 1981 were yet to be developed, a Member was doubtful on the need for Small House development at Yi O.

102. A Member did not agree to extend the “V” zone to tally with the ‘VE’ boundary but asked how the historical village boundary was delineated. Although there were six approved Small House in the area, the lack of infrastructural facilities in Yi O might have discouraged Small House development in the area.

103. In response, Mr K.K. Ling, Director of Planning, said that the ‘VE’ boundary was formulated by LandsD under the Small House Policy. The ‘VE’ was drawn up to include land within the 300-ft radius from the outermost village house constructed at that time regardless of the topography of the area or other planning considerations. Such approach might have included some land not suitable for Small House development. Small House applications within ‘VE’ would be considered by LandsD. However, the “V” zone boundary on the OZP was drawn up having regard to a number of factors such as site characteristics, local topography, existing village cluster, extent of ‘VE’ and approved Small House applications, etc. and areas of dense vegetation, active agricultural land would normally be avoided. In this regard, the boundary of “V” zone and ‘VE’ might not be the same. Under the existing policy, Small House applications on those land outside ‘VE’ but within “V” zone would also be considered by LandsD. For Yi O village, despite its long history, the scale of the village might remain small. The subject “V” zone had been drawn up taking into account the existing village cluster, approved Small Houses as well as the fact that there was no outstanding Small House application and a lack of infrastructure. There was no strong justification for extending the

“V” zone at this stage. Besides, Small House development outside the “V” zone could be processed through the planning application system.

104. In response to two Members’ concern on whether the permission granted to the six Small Houses was permanent in nature, the Secretary said that under normal circumstances, planning permission granted under the Town Planning Ordinance for a Small House application would be valid for four years. As noted from page 15 of the Paper that the six Small Houses in Yi O were approved in 1981 prior to the preparation of any statutory plan for the area, such permission referred to the Small House grant given by LandsD.

105. Explaining the general policy only, Mr Jeff Y.T. Lam, Deputy Director of Lands/General, said that normally a Small House grant would be subject to a building covenant (BC) period of three years. Application for extension of the BC period might be allowed subject to the payment of administrative fee. For the subject six Small House grants approved in 1981, he had no information in hand on whether the grant was subject to a BC period.

106. A Member said that in assessing whether the “V” zone should be expanded, planning considerations like existing and future Small House demand as well as the compatibility of the “V” zone with the surrounding area should be taken into account. Given that there was no outstanding Small House application for the Yi O village, the demand for Small House in the village was limited. There was no need to expand the “V” zone to cater for future demand at the moment. The Member also considered that the rights of the indigenous villagers were not deprived of given that there was existing mechanism which would allow Small House development within “GB” and “AGR” zone on application to the Board.

107. Another Member said that while the village representative anticipated that more villagers would move back to Yi O if infrastructural facilities were provided, on the other hand, if no such facilities would be provided in the near future, it was unlikely that the Yi O villagers would return to the area. The Member considered that the current “V” zone should be able to meet the Small House demand.

108. A Member appreciated local villagers’ emotional attachment to their historic village and their views that the land right should be respected. The Member also shared the local villagers’ concern that it would be difficult for them to revitalise the village and encourage the

return of villagers if some basic infrastructural facilities such as pier, vehicular access and water supply, etc. were not provided. While having no specific views on whether the “V” zone should be expanded, the Member considered that the right of the indigenous villagers should be respected and their views be heard. The Member also raised a concern on what could be done in terms of land use planning to help the revitalisation of village.

109. The Chairman said that while the preparation of a statutory plan could set out the land use of an area, it would not be the right tool for demanding the provision of specific infrastructural facilities. As previously explained by PlanD, concerned departments consulted had indicated that they had no plan to provide various infrastructural facilities at the moment. This notwithstanding, the Board might consider relaying the views of the representers/commenters to concerned departments for consideration if Members considered it necessary. Various land use zonings were designated on the plan to reflect the existing land uses and to guide future development. For the subject OZP, it was appropriate to designate areas under active farming or with good potential for agricultural rehabilitation as “AGR”. Applications for Small House development within the “AGR” zone could still be made to the Board, and each application would be considered by the Board on the basis of its individual merits.

110. The Vice-chairman said that the adoption of an incremental approach in designating “V” zone on the OZP was consistent with the approach adopted in other rural OZPs in the past few years. The general stance taken by the Board was that there was no need for designating a “V” zone to fully meet the 10-year Small House demand in one go having regard that there was planning mechanism which would allow Small House development within other zones through planning application. Planning was an ongoing process and the “V” zone boundary might be subject to future review taking into account the changes in circumstances. He considered that the “V” zone boundary as currently proposed should be able to meet the present Small House demand for the Yi O village.

111. A Member said that a balanced approach should be adopted in designating the “V” zone for Yi O taking into account the Small House demand of local villagers and the high conservation value of the area. Given that the current demand for Small House development was limited, there was no need to expand the “V” zone boundary at the moment.

112. Another Member said that it would be difficult to set a hard and fast rule in delineating the “V” boundary. Based on the past experience in the plan-making process of various new plans for the rural areas and Country Park Enclaves, the Board considered it appropriate to adopt an incremental approach which had carefully balanced the diverse views of the local villagers and green groups. Should there be any unmet Small House demand, the indigenous villagers could submit applications for Small House development in areas outside the “V” zones which would be considered by the Board based on individual merits.

113. Members generally considered that there was no strong justification to revise the “V” zone boundary of the OZP.

“CPA” zone and Private land within “GB” and “CPA” zones (R4 to R7)

114. A Member considered that the “CPA” zone, which covered the existing natural coastal area with coastal vegetation, was appropriate. Land ownership was not a material consideration in delineating the “CPA” zone.

115. Members agreed that the “CPA” zone was appropriate and there was no need to exclude those private land from “CPA” or “GB” zones as proposed by some representers.

Lack of Transport and Infrastructure Facilities (R4 to R10)

116. A Member said that sufficient flexibility had been provided in the current OZP to allow the provision of infrastructural facilities in future, and it might not be necessary to show such facilities on the plan.

117. In response to a Member’s enquiry, the Chairman noted that there was an existing jetty at the north-eastern part of the area which was far away from the village. The pier proposed by the local villagers at 漁苗埔 was relatively nearer to the village. However, TD had indicated that there was no plan to provide a pier at Yi O due to the low transport demand. Mr K.K. Ling supplemented that currently there was a paved local track leading from the existing jetty to the village serving the commuting and transportation needs of the local villagers. For the proposed pier at 漁苗埔, concerned departments advised that the proposed location was in very shallow water and the proposed vehicular access connecting the pier and the village

would go through a vegetated area, the impact of which should be carefully assessed.

“AGR” and “GB” zones (R8, R11 to R17 and R19)

118. Noting the green groups’ major concern was to avoid the encroachment of Small House developments on the “AGR” zones, a Member considered that the possibility of Small House development within the “AGR” zone at the eastern riparian area of Yi O stream would be low given that the area was outside the ‘VE’ of Yi O village. For the “AGR” zone within the ‘VE’ near Yi O San Tsuen, the development of Small Houses might provide the necessary manpower for agricultural activities and allow flexibility for village revitalisation. In view of the above, there was no need to revise the Notes for the “AGR” and “GB” zones to prohibit the new Small House development. Another Member agreed.

Riparian zone of stream, areas with woodland and coastal vegetation within “AGR” zone (R11 to R17)

119. On the “AGR” zoning for area to the east of the stream (the eastern riparian), the same Member said that while active farming activities of YOAC were found at the southern part of the “AGR” zone, there was insufficient information to demonstrate that area to its north, where wetland was found, was suitable for agricultural use. Consideration might be given to rezoning the northern part of the eastern riparian from “AGR” to “GB” to reflect the existing habitat.

120. Another Member also considered it appropriate to rezone part of the “AGR” zone to “GB” zone having regard to the site characteristics of the stream running along the low-lying valley leading to Yi O Bay, the topography of the surrounding area, the unsuitability of the eastern riparian particularly the area near the sea outfall for agricultural activities, and the low potential for agricultural rehabilitation constrained by the lack of infrastructural facilities. Noting that the existing vegetation along the northern part of the stream was mangrove, Cuban Bast (黃槿) and reedbed, which were commonly found in brackish water, those areas were not suitable for agricultural use. The retention of the entire eastern riparian as “AGR” was considered not appropriate.

121. A Member considered that the existing well-vegetated woodland to the west of Yi O San Tsuen, which had never been used for agricultural activities, should not be designated as “AGR” to avoid future clearance of the existing vegetation. The woodland should more appropriately be rezoned to “GB” to reflect the existing condition. The Member had no strong view on whether the northern part of the eastern riparian should be rezoned from “AGR” to “GB” since under the “GB” zoning, agricultural use was always permitted. Given the presence of mangrove, Cuban Bast (黃槿) and reedbed at the northern end of the stream near the sea, consideration might be given to rezoning that area to “CPA” to reflect the conservation value of the area.

122. The Chairman noted that while agricultural use was always permitted within the “AGR” and “GB” zone, the latter would provide better protection for the natural environment in that there was a general presumption against development under the “GB” zone.

123. A Member said that as most private land within the area was demised for agriculture under the lease, it was likely that local villagers would have reasonable expectation that their land could be used for agricultural purpose. Such factor should be duly considered in the proposed rezonings.

124. The Chairman noted that according to the Notes of the OZP, ‘Agricultural Use’ and ‘Agricultural Use (other than Plant Nursery)’ were uses always permitted within the “GB” and “CPA” zones respectively.

125. With the aid of Plan H-5 shown on the visualiser, Mr K.K. Ling supplemented the following points:

- (a) the zoning boundaries of various zones along the stream were drawn up mainly based on the existing site conditions and topographic features. Area to the west of the stream was zoned “GB” to protect the existing well-vegetated terraced landscape while the eastern riparian was zoned “AGR” with its western boundary aligned along Lantau Trail. Area beyond Lantau Trail was zoned “GB” to tally with the boundary of the Country Park;

- (b) the designation of the eastern riparian as “AGR” by PlanD was based on the consideration that the area was engaged in agricultural activities both in the present and in the past and the fallow agricultural land had potential for agricultural rehabilitation. Currently, active farmland was found near Yi O Kau Tsuen. Other land in the area, though not under active farming at the moment, had previously been used for agricultural activities as the land was demised for agriculture under the block government lease. He was unconvinced by some representers’ argument that no farming had taken place in the central part of that “AGR” zone. The possibility of farming activities in that area was also not precluded by a representer’s representative who was an expert in farming regarding his comment that farming practice in that area should have been abandoned, possibly due to low yield;
- (c) the northern boundary of the “AGR” zone generally followed the existing dry land and the footbridge connecting with a local track leading to the abandoned pier to the further north. The coastal area to the northeast of the footbridge was zoned “CPA”;
- (d) the north-eastern part of the eastern riparian was an existing dry land where a village house in good condition was found. The existing village house and its immediate areas were designated as “V” zone which tallied with the ‘VE’ boundary; and
- (e) given the existing use at the northern part of the eastern riparian which was characterised by dry land near an existing village house and footbridge, the designation of that area as “CPA” might not be appropriate.

[Mr Alex T.H. Lai left the meeting at this point.]

126. Having regard to the topographic level of the existing farmland and the low-lying area which would be subject to salt water intrusion and were not suitable for farming, a Member, with the aid of Plan H-5 shown on the visualiser, suggested that the area to be rezoned from “AGR” to “GB” might make reference to the existing contour. The area on the lower level might be rezoned to “GB”. Two Members echoed the same view and considered that those

areas affected by salt water should not be put under “AGR” zoning.

[Dr Lawrence W.C. Poon left the meeting at this point.]

127. Mr K.K. Ling remarked that notwithstanding some representers’ proposal to rezone the eastern riparian (30m buffer) from “AGR” to other conservation zonings, the southern end of the riparian area currently occupied by active farming activities should be retained as “AGR” zone. Members agreed.

128. As regards a Member’s views to extend the “CPA” zone to cover the northern part of the “AGR” zone if appropriate, Mr K.K. Ling said that the “CPA” was designated to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment. The existing footbridge abutting the northern boundary had provided a good physical feature to demarcate the coastal area in the north and the river valley in the south. The extension of the “CPA” zone southward to cover part of the river valley might not be necessary. Members agreed.

129. Members generally agreed that the “AGR” zone along the eastern riparian should be suitably reduced and rezoned to “GB” taking into account the topography, site conditions, existing farmland and any other relevant considerations as appropriate.

130. Noting that there was no evidence to demonstrate that farming had ever taken place in the existing woodland to the west of Yi O San Tsuen (western woodland), a Member considered that the area should more appropriately be rezoned from “AGR” to “GB”. Another Member concurred with the above views and said that as shown on Plan H-5a of the Paper, the western woodland formed part of the large woodland area of the adjoining “GB” zone.

131. In response to the Chairman’s question, Mr K.K. Ling said that there was no information on the status of the two ruins as shown on Plan H-5 of the Paper. If the two ruins were existing house developments, their redevelopment would not be prohibited by the rezoning of the woodlands as “GB” zone. According to the Notes for the “GB” zone, redevelopment of existing house to New Territories Exempted House was always permitted. As regards the representer’s proposal to rezone the areas with woodlands to the east and west of Yi O San Tsuen from “AGR” to conservation zonings, Mr K.K. Ling said that the eastern woodland

comprised mainly private land demised for agriculture use under the block government lease which demonstrated that farming activities were previously found in the area. It might be more appropriate to retain the area as “AGR” zone. As for the western woodland, the rezoning of the two woodlands with dense tree clusters as “GB” was considered appropriate while the narrow strip of land to the north currently sparsely covered by some vegetation should be retained as “AGR”. Members agreed.

132. Given that the land within the eastern woodland was demised for agricultural use under the block government lease which was evidence to show that farming had taken place in the area, a Member considered that the area should not be rezoned to “GB”.

133. A Member suggested that the western woodland, with no evidence showing the land had ever been used for agricultural activities, could be rezoned to “GB” while the eastern woodland demised for agricultural use under block government lease could be retained as “AGR” zone.

134. In view of the above, Members agreed that the western woodland with dense tree clusters should be rezoned from “AGR” to “GB” and the zoning boundaries to be delineated with regard to the site conditions, existing features, land ownership and other relevant considerations as appropriate.

135. After deliberation, the Board noted the supportive view of Representations No. R1(part), R2, R3 and R19(part). The Board also decided to partially uphold Representations No. R11 to R17 and considered that the Plan should be amended to partially meet the representations, with details as set out in paragraphs 129 and 134 above.

136. The Secretary said that the specific amendments to the draft OZP would be submitted to the Board for consideration before gazetting. The Chairman noted that the proposed amendments would be exhibited for further representation for 3 weeks and the Board would consider the further representations, if any.

137. The Board also decided not to uphold Representations No. R4 to R10, R18 and R20 and the remaining part of Representations No. R1, R11 to R17 and R19, and considered that the Plan should not be amended to meet the representations. The reasons were:

- “(a) it has not been demonstrated that the proposed eco-lodge use would not have adverse impacts on environmental, visual, landscape, ecological, geotechnical, traffic and infrastructural aspects. There are no strong reasons to rezone a large area to “Other Specified Uses” annotated “Eco-lodge” or other zoning to facilitate the proposed eco-lodge development; (R1)
- (b) the boundaries of the “Village Type Development” (“V”) zone for the village have been drawn up having regard to the village ‘environs’ (‘VE’), local topography, settlement/building lot pattern, Small House demand forecast, outstanding Small House application, areas of ecological importance, as well as other site-specific characteristics; (R4 to R6, R19)
- (c) the Small House demand forecast is only one of the factors in drawing up the “V” zone. In view of the existing zero outstanding Small House application and the lack of infrastructure facilities in Yi O, it is appropriate to adopt an incremental approach for designating the “V” zone with an aim to confining Small House development at suitable locations. There is no strong justification to expand the “V” zone to the ‘VE’ boundary; (R4 to R6)
- (d) the current Notes and restrictions of “V” zone are considered appropriate. There is no justification or concrete suggestion proposed by the representer on how to restrict the use within the “V” zone; (R8)
- (e) the “Coastal Protection Area (“CPA”) zone covers the existing natural coastal area with coastal vegetation, mudflat, rocky shore, and associated estuarine landscape. The “CPA” zoning is considered appropriate for protection of the natural coastline and its landscape features; (R5)
- (f) the designation of “Green Belt” (“GB”) and “CPA” zones on the outline zoning plan (OZP) is considered appropriate taking into account all the relevant planning considerations; (R4 to R7)
- (g) private land within the “CPA” and “GB” zones are agricultural lots and ‘Agricultural Use’ is always permitted on land in “CPA” and “GB” zones.

Therefore, there is no deprivation of the rights of the landowners; (R4 to R7)

- (h) 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 on land falling within the OZP; (R4 to R10)
- (i) the Notes for “GB” and “Agriculture” (“AGR”) zones generally follow the Master Schedule of Notes for Statutory Plans (MSN) including uses which may be considered by the Town Planning Board (the Board) under the planning application system. This is to allow flexibility for development proposals and the provision of different facilities that may be compatible with the surrounding area for public use or/and enjoyment. ‘House’ use requires planning permission from the Board and each application would be considered by the Board based on its individual merits taking account of relevant planning considerations. There is no strong justification to impose further restrictions on these zones; (R11 to R17)
- (j) diversion of stream, filling of land and/or excavation of land within “AGR”, “GB” and “CPA” zones require planning permission from the Board, except for those specified in the Notes for these zones. The current requirements are considered appropriate; (R15)
- (k) there is a general presumption against development within “GB” zone. Uses which may be considered by the Board will be processed under the planning application system; (R19)
- (l) most active farmland and fallow land with potential for agricultural rehabilitation are already zoned “AGR”; (R8)
- (m) the remaining part of the eastern riparian zone of the stream to the southwest of Yi O San Tsuen mainly covers active farmland and abandoned farmland

and has good potential of agricultural rehabilitation. Zoning such areas as “AGR” zone is considered appropriate to reflect the planning intention. The Notes for the zone has stipulated that diversion of stream or filling of land requires planning permission from the Board; (R11 to R17)

- (n) active farming activities are observed in the vicinity of the woodland to the east of Yi O San Tsuen. The concerned area has the potential of agricultural rehabilitation. The “AGR” zoning for the area is considered appropriate; (R11 to R17)
- (o) the areas with coastal vegetation are connected to existing active farmland and possess potential for agricultural rehabilitation. The “AGR” zoning is considered appropriate; (R11 to R14 and R16) and
- (p) there is no record of tree of particular value within the “V” and “AGR” zones and there are existing mechanisms for tree preservation if there is any development. (R18)”

[Mr Ivan C.S. Fu, Mr Frankie W.C. Yeung, Mr Patrick H.T. Lau, Mr H.W. Cheung, Mr Stephen L.H. Liu and Mr Wilson Y.W. Fung left the meeting at this point.]

TOWN PLANNING BOARD

**TPB Paper No. 10159
For Consideration by the
Town Planning Board on 19.8.2016**

**PROPOSED AMENDMENTS TO
THE DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OZP NO. S/I-YO/1**

**PROPOSED AMENDMENTS TO
THE DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OZP NO. S/I-YO/1**

1. Purpose

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the draft Yi O Outline Zoning Plan No. S/I-YO/1 (the OZP) set out at **Annex I** are suitable for publication for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Annex II**) is suitable for publication together with the proposed amendments.

2. Background

- 2.1 On 13.11.2015, the OZP was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, 20 representations were received. On 5.2.2016, the Town Planning Board (the Board) published the representations for three weeks for comments and a total of 1,401 valid comments were received.
- 2.2 On 8.7.2016 upon hearing of the representations and comments on the OZP (TPB Paper No. 10130), the Board decided to partially uphold Representations No. R11 to R17 by rezoning the woodlands at the western part of Yi O San Tsuen with dense tree clusters from "Agriculture" ("AGR") to "Green Belt" ("GB"); and suitably reducing the "AGR" zone along the eastern riparian of the stream and rezoning it to "GB". Various considerations should be taken into account in delineating the zoning boundaries. The proposed amendments to the OZP should be submitted to the Board for agreement prior to gazetting under section 6C(2) of the Ordinance.

3. Western Woodlands (Plans Ha-1a to Ha-1f)

- 3.1 During the deliberation of the representations regarding the woodlands at the western part of Yi O San Tsuen, Members were of the views that there was no evidence showing the land had ever been used for agricultural activities. It was therefore agreed that the two woodlands with dense tree clusters should be rezoned from "AGR" to "GB" and the zoning boundaries be delineated with regard to site conditions, existing features, land ownership and other relevant considerations as appropriate.

- 3.2 As shown on **Plans Ha-1a and Ha-1b**, the two woodlands (W1 and W2) are separated by a footpath and are mainly on government land, except that a private agricultural lot (Lot No. 126) is located within W1. According to an aerial photo in 1963 (**Plan Ha-1c**), there were trees on W1 but not on W2. W2 is mostly under Government Land Licence (GLL) (**Plan Ha-1a**) mainly for domestic and agriculture uses. Structures/houses were erected there and they formed part of the Yi O village settlement in 1960s. At present, there are only ruins and trees in the two areas and no farming activity is found.
- 3.3 It is proposed that dense tree clusters in W1 and W2 are to be rezoned from “AGR” to “GB”, with the boundary to the southeast of W1 adjusted to include trees in the periphery area. The boundaries of the two proposed “GB” areas are delineated as shown on **Plans Ha-1e and Ha-1f**. Private lots are excluded except Lot No. 126 in W1 as it is encircled by government land forming an integral part of the tree cluster and is considered appropriate to be included in the proposed “GB” zone. For W2, the proposed “GB” zone also cover the GLLs as they are under government land and have no longer been used for domestic and agriculture for a long time. The footpath between the two tree clusters which falls mainly on private land with no vegetation cover is excluded from the “GB” zone. The boundaries of the proposed “GB” zones generally following existing footpaths and private lot boundaries.

4. **Eastern Riparian of the Stream (Plan Ha-2a to Ha-2c)**

- 4.1 The eastern riparian (**Plan Ha-2a**) zoned “AGR” is sandwiched by the stream running from the south to the north towards Yi O Bay and a footpath (Lantau Trail). Upon consideration of the representations related to the “AGR” zoning of this area, the Board agreed that the “AGR” zone along the eastern riparian should be suitably reduced and rezoned to “GB”, taking into account that the northern part near the sea outfall on low-lying land affected by salt water might not be suitable for agriculture use, while the southern part under active farming should be retained as “AGR”. The Board also agreed that the boundary of the proposed “GB” zone should be delineated taking into account the topography, site conditions, existing farmland and any other relevant considerations as appropriate.
- 4.2 The eastern riparian is in elongated shape running gently downwards from the south to the north from about 7mPD to about 2mPD (**Plan Ha-2a**). Further north is the estuary area zoned “Coastal Protection Area” (“CPA”) where mudflat and coastal vegetations are found. There is a pond at the north-western corner near the bridge (**Plan Ha-2a**). Vegetations commonly found in brackish water such as Cuban Bast (黃槿) are found along the pond and the stream. The eastern riparian can generally be divided into the northern and southern parts by a strip of government land (**Plan Ha-2a**). The northern part is fairly flat at around 2mPD to 3mPD and covered with grass and reed. The southern part is at 4mPD to 7.1mPD from its north to south with a large piece of grassland (**Plans Ha-2b and Ha-2c**), active farmland at the southern end, and some sporadic farming activities in between (**Plan Ha-2b**). The Director of Agriculture, Fisheries and Conservation (DAFC) advises that the eastern riparian currently occupied by flat grassland possesses potential for agriculture rehabilitation and has no strong view on zoning the subject area either as “GB” or “AGR”.

- 4.3 Taking into account the above factors, it is proposed that the northern part of the riparian at lower level (about 2 to 3mPD) with pond, grass and reed be rezoned from “AGR” to “GB” (**Plan Ha-2d**). The southern part of the riparian at higher level (about 4 to 7mPD) with farmland under cultivation and a large piece of grassland is proposed to be retained as “AGR” zone to reflect the existing agricultural use and facilitate the farming rehabilitation of Yi O.

5. **Proposed Amendments to the draft OZP**

5.1 **Proposed Amendments to Matters shown on the OZP (Annex I)**

- (a) **Amendment Item A** (about 0.26 ha)
Rezoning of two sites at the western part of Yi O San Tsuen from “AGR” to “GB”.
- (b) **Amendment Item B** (about 1.01 ha)
Rezoning of a site at the northern part of the eastern riparian of the stream at Yi O from “AGR” to “GB”.

- 5.2 The ES for the “AGR” and “GB” zones of the draft OZP have been revised to incorporate the proposed amendments as mentioned in paragraph 5.1 above. Relevant extracts of the revised ES (with proposed additions highlighted in ***bold and italics*** and deletion ~~crossed-out~~) are at **Annex II** for Members’ consideration.

6. **Consultation**

Relevant government departments have been consulted on the proposed amendments to the draft OZP (**Annex I**) and its ES (**Annex II**) and their comments have been incorporated where appropriate.

7. **Decision Sought**

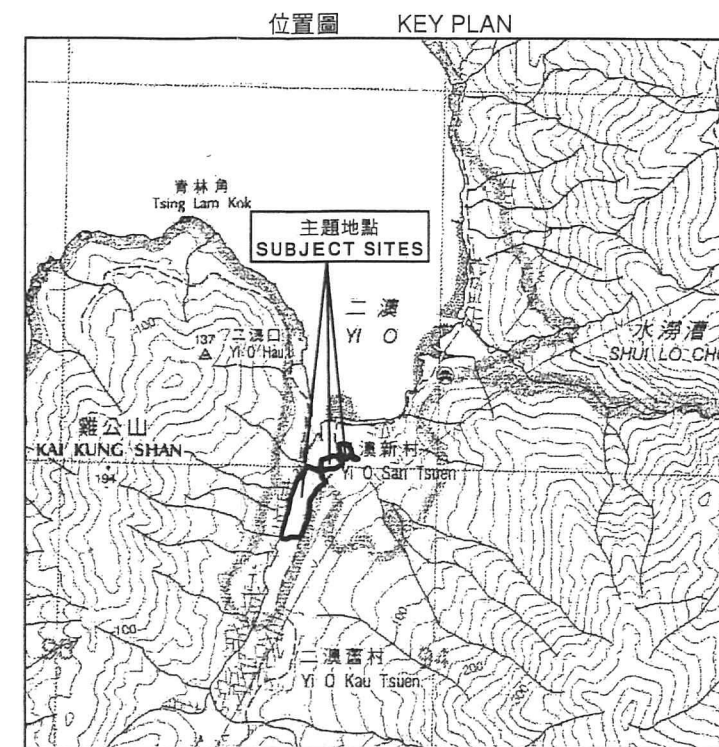
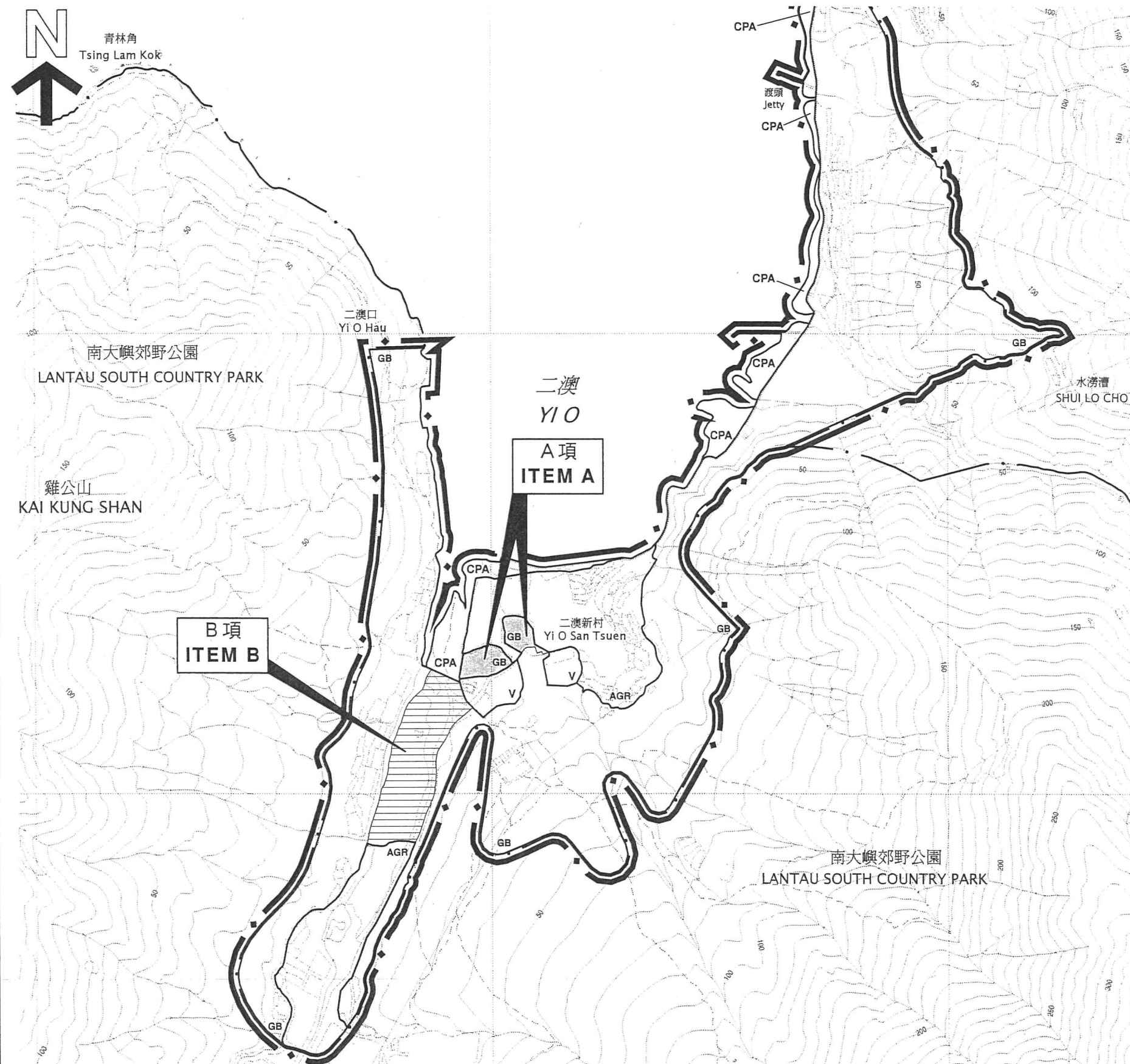
Members are invited to agree that the proposed amendments to the draft Yi O OZP No. S/I-YO/1 as shown at **Annex I** are suitable for publication for public inspection in accordance with section 6C(2) of the Ordinance and the revised ES at **Annex II** is suitable for publication together with the proposed amendments.

8. **Attachments**

- | | |
|-----------------|--|
| Annex I | Proposed amendments to the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/1 (Amendment Plan No. R/S/I-YO/1-A1) |
| Annex II | Proposed revision to the Explanatory Statement of the draft Yi O OZP No. S/I-YO/1 in relation to Amendment Plan No. R/S/I-YO/1-A1 (paragraphs 9.2 and 9.3) |

Plan Ha-1a	Site Plan - Woodlands at the Western Part of Yi O San Tsuen
Plan Ha-1b	Aerial Photo Taken in 2016
Plan Ha-1c	Aerial Photo Taken in 1963
Plan Ha-1d	Site Photo - Western Woodlands
Plan Ha-1e	Site Plan - Proposed “GB” Zone Covering Western Woodlands
Plan Ha-1f	Aerial Photo - Proposed “GB” Zone Covering Western Woodlands
Plan Ha-2a	Site Plan - Eastern Riparian of the Stream
Plan Ha-2b	Aerial Photo - Eastern Riparian
Plan Ha-2c	Site Photos - Eastern Riparian
Plan Ha-2d	Proposed “GB” Zone at Eastern Riparian

PLANNING DEPARTMENT
AUGUST 2016



SCALE 1 : 20 000 比例尺

草圖編號 S/I-YO/1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-YO/1

根據城市規劃條例第 6C(2) 條公布的建議修訂
PROPOSED AMENDMENTS PUBLISHED UNDER SECTION 6C(2)
OF THE TOWN PLANNING ORDINANCE

A 項 ITEM A

將二澳新村西面的兩幅土地，由「農業」地帶改劃為「綠化地帶」
REZONING OF TWO SITES AT THE WESTERN PART OF YI O SAN TSUEN
FROM "AGRICULTURE" TO "GREEN BELT"

B 項 ITEM B

將二澳溪邊東岸北部的一幅土地，由「農業」地帶改劃為「綠化地帶」
REZONING OF A SITE AT THE NORTHERN PART OF THE EASTERN RIPARIAN
OF THE STREAM AT YI O FROM "AGRICULTURE" TO "GREEN BELT"

(參看附表)
(SEE ATTACHED SCHEDULE)

年 月 日根據城市規劃條例第 6C(2) 條公布
對草圖編號 S/I-YO/1 作出的建議修訂

PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-YO/1
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
PLANNING ORDINANCE ON

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

二澳分區計劃大綱草圖編號 S/I-YO/1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT YI O
OUTLINE ZONING PLAN No. S/I-YO/1

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 300 400 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD



圖則編號
PLAN No. R/S/I-YO/1 - A1

**PROPOSED REVISION TO THE EXPLANATORY STATEMENT
OF THE DRAFT YI O OZP NO. S/I-YO/1 IN RELATION TO
AMENDMENT PLAN NO. R/S/I-YO/1-A1**

9 LAND USE ZONINGS

9.2. “Agriculture” (“AGR”): Total Area ~~4.80~~ **3.53** ha

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

9.2.2 Active agricultural activities are found around Yi O San Tsuen ~~and to the further southwest~~. In addition, some *active and* abandoned agricultural land, *and* grassland ~~and wetland plant~~ are found ~~along the trail from to the mouth of the valley and its estuary in the southwestern part of the Area~~. The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes and is worthy of preservation from agricultural point of view.

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

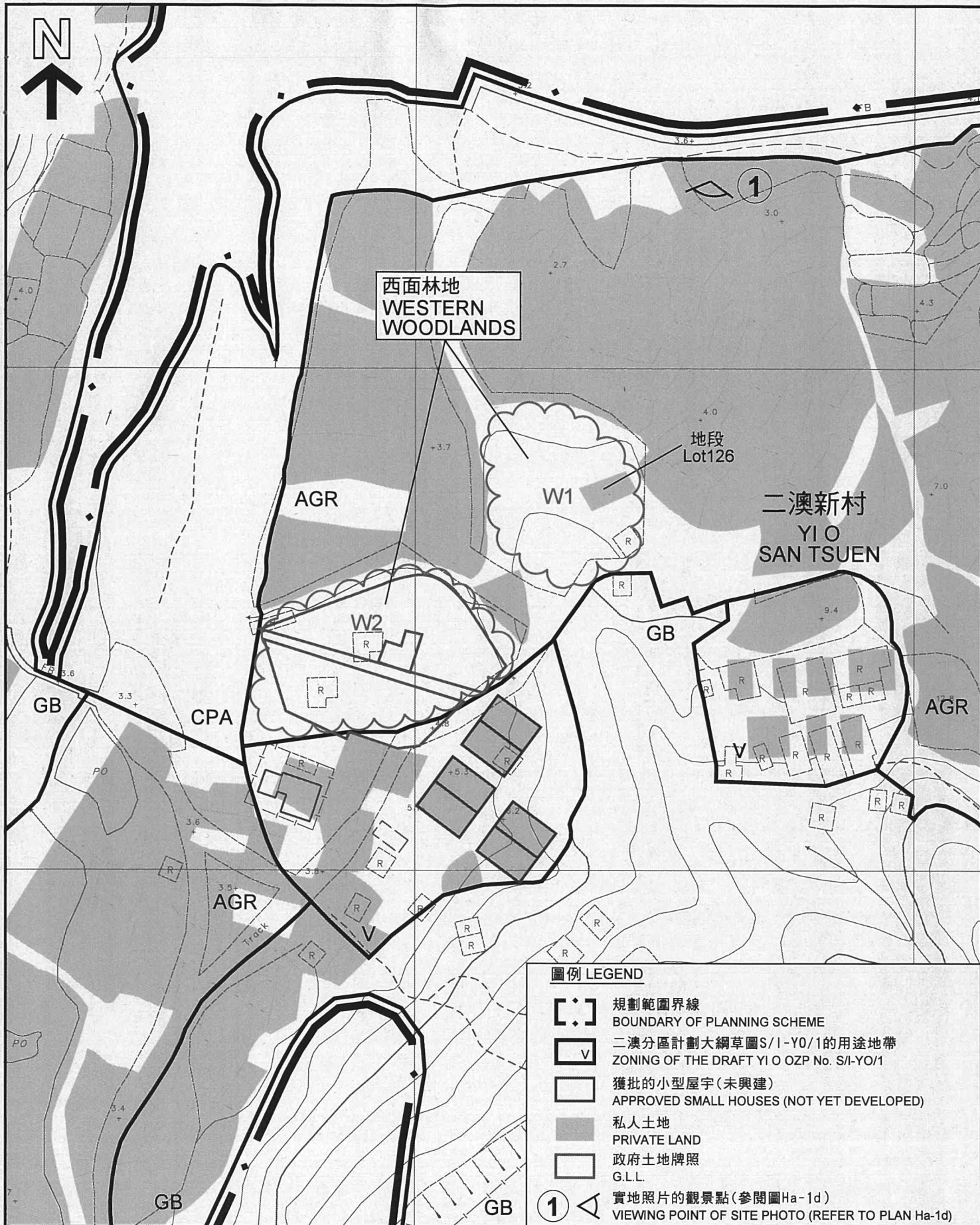
9.3 “Green Belt” (“GB”): Total Area ~~16.78~~ **18.05** ha

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

9.3.2 This zone covers the natural vegetated areas which consist of streamcourses *with its riparian* and woodlands. Most of the woodlands and areas adjoining Lantau North and Lantau South Country Parks are within this zone.

9.4.3 There is a general presumption against development within this zone. Development in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking

into account the relevant Town Planning Board Guidelines. As diversion of streams, filling of land or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities, except for those specified.



圖例 LEGEND

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- V 二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O OZP No. S/I-YO/1
- 獲批的小型屋宇(未興建)
APPROVED SMALL HOUSES (NOT YET DEVELOPED)
- 私人土地
PRIVATE LAND
- 政府土地牌照
G.L.L.
- 1 實地照片的觀景點(參閱圖Ha-1d)
VIEWING POINT OF SITE PHOTO (REFER TO PLAN Ha-1d)

平面圖 - 西面林地 SITE PLAN - WESTERN WOODLANDS

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT
YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

SCALE 1:1 000 比例尺

20 0 20 40
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1a

本摘要圖於2016年8月12日擬備，
所根據的資料為測量圖編號13-NW-7B和D
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON SURVEY SHEET No. 13-NW-7B & D



西面林地
WESTERN
WOODLANDS

二澳新村
YI O
SAN TSUEN

AGR

GB

V

CPA

AGR

V

圖例 LEGEND



規劃範圍界線
BOUNDARY OF PLANNING SCHEME



二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O OZP No. S/I-YO/1



獲批的小型屋宇(未興建)
APPROVED SMALL HOUSES (NOT YET DEVELOPED)

本摘要圖於2016年8月12日擬備，
所根據的資料為規劃署資訊系統及
土地供應組於2016年3月18日
擬備的無人駕駛航拍照片

EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON UNMANNED AERIAL VEHICLES
(UAV) PHOTO TAKEN ON 18.3.2016
BY INFORMATION SYSTEMS AND LAND
SUPPLY SECTION, PLANNING DEPARTMENT

航攝照片攝於2016年 - 西面林地
AERIAL PHOTO TAKEN IN 2016 - WESTERN WOODLANDS

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT
YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1b



二澳
YI O



二澳新村
YI O SAN TSUEN

本摘要圖於2016年8月12日擬備，
所根據的資料為地政總署
於1963年1月24日拍得的
航攝照片編號63_4525

EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON AERIAL PHOTO No. 63_4525
TAKEN ON 24.1.1963
BY LANDS DEPARTMENT

航攝照片攝於1963年
AERIAL PHOTO TAKEN IN 1963

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT
YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

SCALE 1 : 2 000 比例尺

米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha - 1c

觀景點 VIEWING POINT 1



實地照片 - 西面林地
SITE PHOTO - WESTERN WOODLANDS

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT
YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

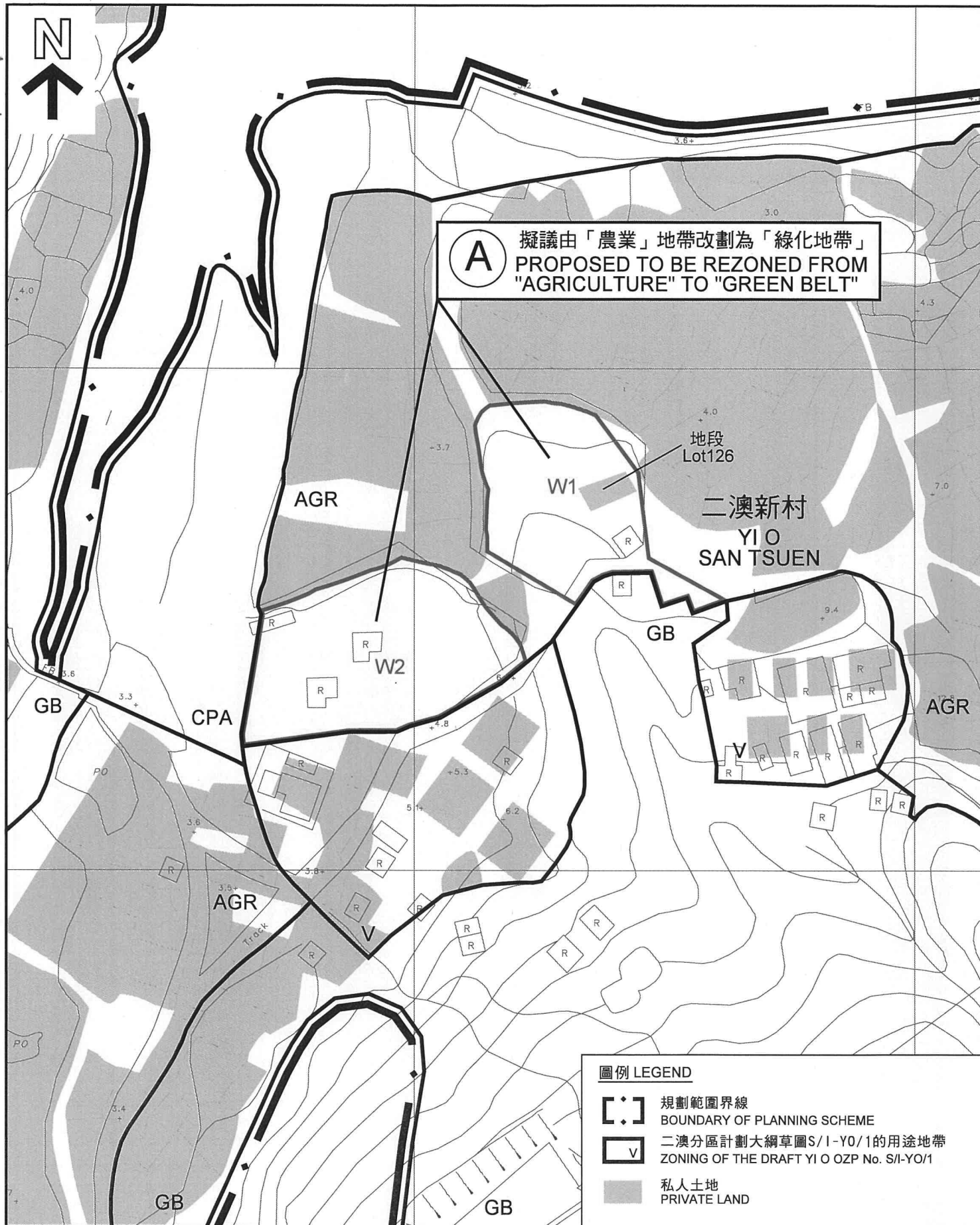
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1d

本圖於2016年8月12日擬備，所根據的
資料為攝於2016年3月18日的實地照片
PLAN PREPARED ON 12.8.2016
BASED ON SITE PHOTO TAKEN
ON 18.3.2016



圖例 LEGEND

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- V 二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O OZP No. S/I-YO/1
- 私人土地
PRIVATE LAND

**覆蓋西面林地的擬議「綠化地帶」
PROPOSED "GREEN BELT" ZONE
COVERING WESTERN WOODLANDS**

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT
YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1
SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

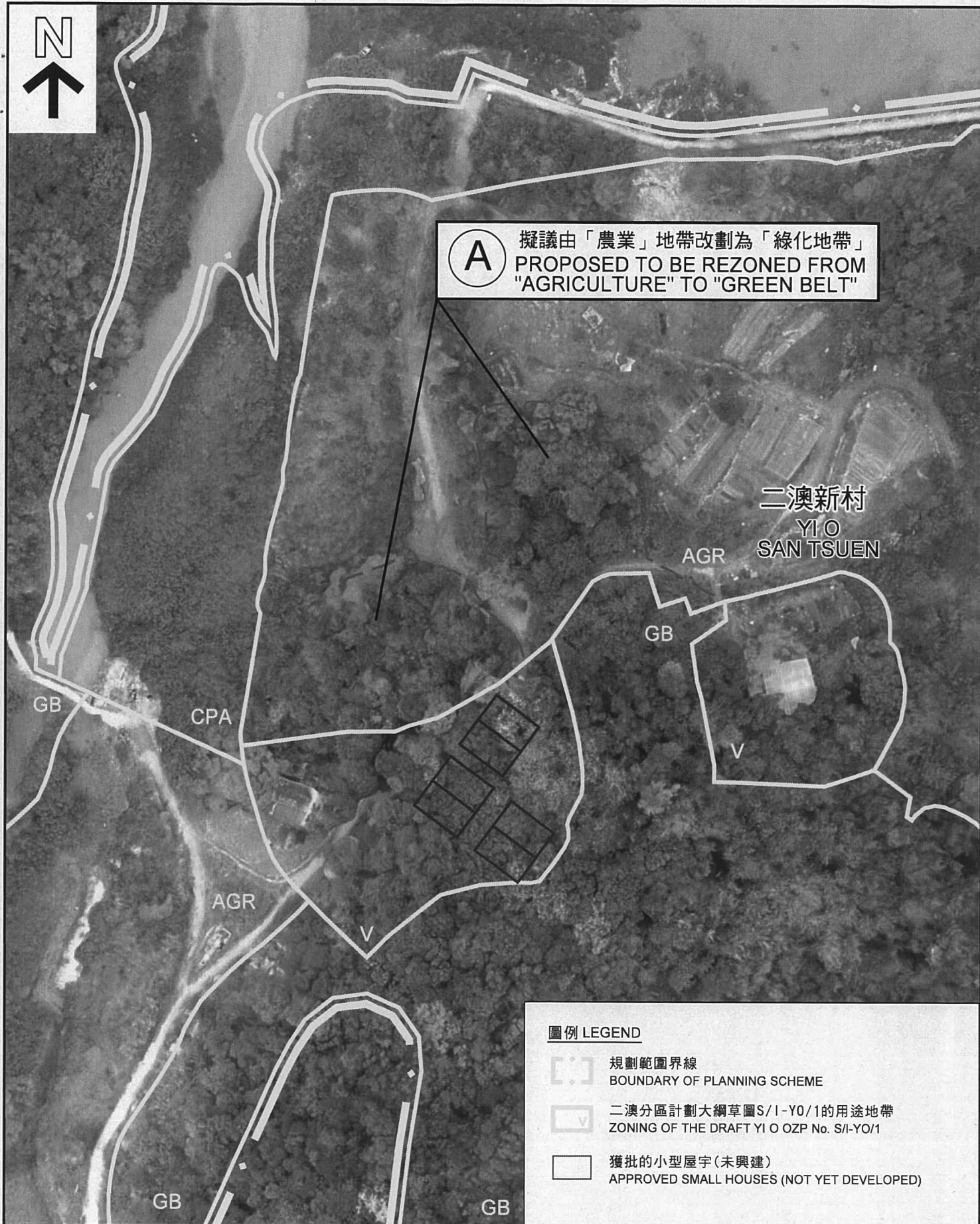
**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1e

本摘要圖於2016年8月12日擬備，
所根據的資料為測量圖編號13-NW-7B和D
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON SURVEY SHEET No. 13-NW-7B & D



圖例 LEGEND

- 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- 二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O ZP No. S/I-YO/1
- 獲批的小型屋宇(未興建)
APPROVED SMALL HOUSES (NOT YET DEVELOPED)

本摘要圖於2016年8月12日擬備，
所根據的資料為規劃署資訊系統及
土地供應組於2016年3月18日
擬備的無人駕駛航拍照片

EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON UNMANNED AERIAL VEHICLES
(UAV) PHOTO TAKEN ON 18.3.2016
BY INFORMATION SYSTEMS AND LAND
SUPPLY SECTION, PLANNING DEPARTMENT

**航攝照片 - 覆蓋西面林地的擬議「綠化地帶」
AERIAL PHOTO - PROPOSED "GREEN BELT" ZONE
COVERING WESTERN WOODLANDS**

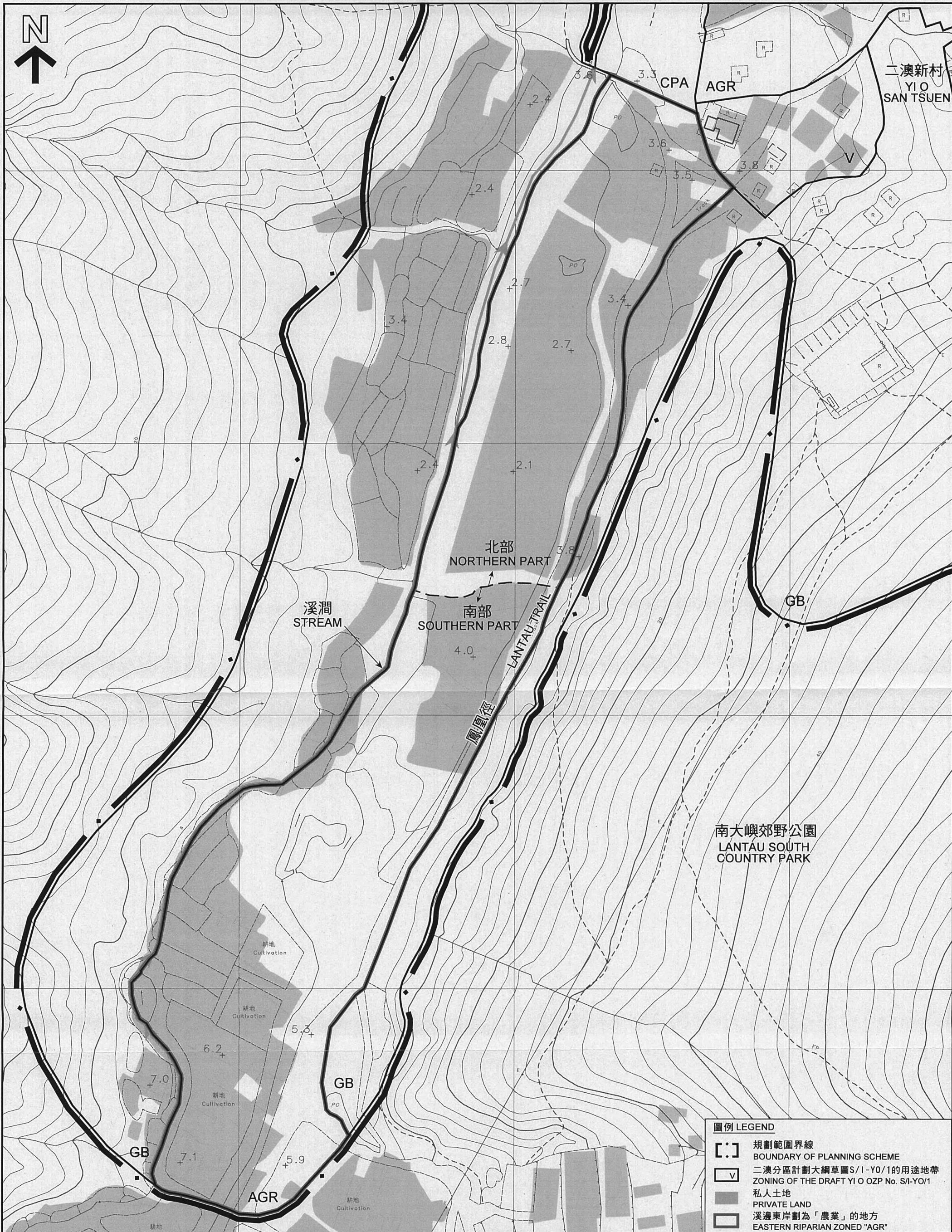
二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT
YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-1f



平面圖 - 溪邊東岸 SITE PLAN - EASTERN RIPARIAN

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

SCALE 1:1 250 比例尺

米 25 0 25 50 75 100 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-2a

本摘要圖於2016年8月12日擬備，
所根據的資料為測量圖編號7-NW-13A, B, C和D
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON SURVEY SHEET No. 7-NW-13A, B, C & D



本摘要圖於2016年8月12日擬備，
所根據的資料為規劃署資訊系統及
土地供應組於2016年3月18日
擬備的無人駕駛航拍照片
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON UNMANNED AERIAL VEHICLES
(UAV) PHOTO TAKEN ON 18.3.2016
BY INFORMATION SYSTEMS AND LAND
SUPPLY SECTION, PLANNING DEPARTMENT

航攝照片 - 溪邊東岸
AERIAL PHOTO - EASTERN RIPARIAN
二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-2b



圖例 LEGEND

- [::] 規劃範圍界線
BOUNDARY OF PLANNING SCHEME
- [V] 二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O OZP No. S/I-YO/1
- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

實地照片 - 溪邊東岸 SITE PHOTO - EASTERN RIPARIAN

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

本圖於2016年8月12日擬備，所根據的
資料為攝於2016年7月25日的實地照片
PLAN PREPARED ON 12.8.2016
BASED ON SITE PHOTOS
TAKEN ON 25.7.2016

SCALE 1:2 000 比例尺
米 40 0 40 80 120 160 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-2c



B

擬議由「農業」地帶改劃為「綠化地帶」
PROPOSED TO BE REZONED FROM
"AGRICULTURE" TO "GREEN BELT"

溪澗
STREAM

鳳凰徑
LANTAU TRAIL

南大嶼郊野公園
LANTAU SOUTH
COUNTRY PARK

二澳新村
YI O
SAN TSUEN

圖例 LEGEND



規劃範圍界線
BOUNDARY OF PLANNING SCHEME



二澳分區計劃大綱草圖S/I-YO/1的用途地帶
ZONING OF THE DRAFT YI O ZP No. S/I-YO/1

溪邊東岸的擬議「綠化地帶」
PROPOSED "GB" ZONE AT EASTERN RIPARIAN

二澳分區計劃大綱草圖編號S/I-YO/1的建議修訂
由考慮二澳分區計劃大綱草圖編號S/I-YO/1的申述及意見引起
PROPOSED AMENDMENTS TO THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/I-YO/1

圖 PLAN
Ha-2d

本摘要圖於2016年8月12日擬備，
所根據的資料為測量圖編號7-NW-13A, B, C和D
EXTRACT PLAN PREPARED ON 12.8.2016
BASED ON SURVEY SHEET No. 7-NW-13A, B, C & D

米 25 0 25 50 75 100 米
METRES SCALE 1:1 250 比例尺

Extract of the Minutes of the TPB Meeting held on 19.8.2016

Agenda Item 4

[Open Meeting (Presentation and Question Sessions only)]

Proposed Amendments to the Draft Yi O Outline Zoning Plan No. S/I-YO/1 Arising from
Consideration of Representations and Comments on the Draft Yi O Outline Zoning Plan No.
S/I-YO/1
(TPB Paper No. 10159)

[The meeting was conducted in Cantonese]

31. Ms Donna Y.P. Tam, District Planning Officer/Sai Kung and Islands, Planning Department (DPO/SKIs, PlanD) and Mr Kelvin K.H. Chan, Town Planner/Islands (1) (TP/Is(1)), PlanD were invited to the meeting at this point.

32. The Secretary reported that the following Members had declared interests in the item for having affiliations with a representer, The Conservancy Association (CA) (R16), or business dealings with the representer (R1)/commenter (C1)'s representative, Urbis Limited or knowing some of the representers:

Dr C.H. Hau - being the Vice-chairman of CA (R16)

Mr Thomas O.S. Ho - his company having current business dealings with Urbis Limited and personally knowing Mr Paul Zimmermann, C1264 and representative of

R17

Mr Ivan C.S. Fu] having current business dealings with Urbis
Ms Janice W.M. Lai] Limited

Mr Franklin Yu - having past business dealings with Urbis Limited

Professor T.S. Liu] personally knowing some of the representers/
Mr Dominic K.K. Lam] commenters

33. Since Mr Andrew S.L. Lam was mentioned repeatedly by two commenters' (C5/C885) representative in his presentation in the Town Planning Board (the Board)'s meeting on 8.7.2016 when the representations and comments on the Draft Yi O Outline Zoning Plan No. S/I-YO/1 (the draft OZP) were considered, the Secretary also reported that the following Members and himself had declared interests in the item:

Mr Michael W.L. Wong]
(the Chairman)
Professor S.C. Wong]
(the Vice-Chairman)
Mr H.W. Cheung]
Mr Ivan C.S. Fu]
Mr Patrick H.T. Lau] being acquainted with Mr Andrew S.L. Lam
Mr Philip S.L. Kan]
Mr Wilson Y.W. Fung]
Mr Alex T.H. Lai]
Mr Stephen L.H. Liu]
Ms Sandy H.Y. Wong]
Mr K.K. Ling]

34. Since amendments to the OZP were proposed after the consideration of representation R16, amongst others, Members agreed that Dr C.H. Hau's interest of being the Vice-chairman of CA (R16) was direct and he should be invited to leave the meeting

temporarily for the item.

[Dr C.H. Hau left the meeting temporarily at this point.]

35. Members noted that Ms Janice W.M. Lai had tendered apology for not being able to attend the meeting and Mr Patrick H.T. Lau had already left the meeting. As the other Members who had declared interests of having current or past business dealings with the representer/commenter's representative, personally knowing the representatives/commenters or Mr Andrew S.L. Lam had no discussion on or no involvement in the subject matter, Members agreed that their interests were indirect and they should be allowed to stay at the meeting.

36. The Chairman extended a welcome and invited DPO/SKIs to brief Members on the Paper. With the aid of a PowerPoint presentation, Ms Donna Y.P. Tam, DPO/SKIs, made a presentation and covered the following main points as detailed in the Paper:

Background

- (a) on 13.11.2015, the draft OZP was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). A total of 20 representations and 1,401 comments were received;
- (b) after giving consideration to the representations and comments on 8.7.2016, the Board decided to partially uphold Representations No. R11 to R17 by rezoning the woodlands at the western part of Yi O San Tsuen with dense tree clusters from "Agriculture" ("AGR") to "Green Belt" ("GB"); and suitably reducing the "AGR" zone along the eastern riparian of the stream and rezoning it to "GB". The proposed amendments to the draft OZP should be submitted to the Board for agreement prior to gazetting under section 6C(2) of the Ordinance;

Conditions of the Western Woodlands and Eastern Riparian of the Stream

The Western Woodlands

- (c) the two woodlands (W1 and W2) were separated by a footpath at the western part of Yi O San Tsuen with ruins and trees but no farming activities;
- (d) W1 was on government land, except a private agricultural lot No. 126 which formed part of a tree cluster in W1. The footpath separating W1 and W2 was mainly on private land with no vegetation cover;
- (e) W2 was also on government land, most of which was under government land licence (GLL) mainly for domestic and agricultural uses;
- (f) the dense tree clusters in W1 and W2, including Lot No. 126 and the GLL but excluding the footpath, were proposed to be rezoned from “AGR” to “GB”;

Eastern Riparian of the Stream

- (g) the eastern riparian was an elongated strip of land sandwiched between the stream and a footpath. There was a pond near a bridge at the north-western portion of the northern part of the eastern riparian where brackish water vegetation such as Cuban Bast was found;
- (h) the northern part was fairly flat (2mPD to 3mPD) and covered with grass and reed. That part was proposed to be rezoned to “GB”;
- (i) the southern part was higher (4mPD to 7mPD) consisting of a large piece of grassland with sporadic farming activities and farmland under cultivation at the southern end. That part was proposed to be retained as “AGR” to reflect the existing agricultural use and facilitate agricultural rehabilitation;

Proposed Amendments to the draft OZP

- (j) taking into account the conditions of the western woodlands and the eastern riparian of the stream, the following amendments to the draft OZP were proposed:
 - (i) Amendment Item A - rezoning of two sites at the western part of Yi O San Tsuen from “AGR” to “GB”; and
 - (ii) Amendment Item B - rezoning of a site at the northern part of the eastern riparian of the stream at Yi O from “AGR” to “GB”.
- (k) the Explanatory Statement (ES) for the “AGR” and “GB” zones of the draft OZP would be revised to incorporate the proposed amendments;
- (l) upon Members’ agreement to the proposed amendments to the draft OZP, the proposed amendments would be published under section 6C(2) of the Ordinance for public inspection.

37. The Chairman then invited questions and comments from Members. No question from Members was raised.

38. After deliberation, Members agreed that:

- (a) the proposed amendments to the draft Yi O OZP No. S/I-YO/1 as shown at Annex I of the Paper were suitable for publication for public inspection in accordance with section 6C(2) of the Ordinance; and
- (b) the proposed revisions to the Explanatory Statement of the draft Yi O OZP No. S/I-YO/1 at Annex II of the Paper was suitable for publication together with the draft OZP.

39. The Chairman thanked the representatives of PlanD for attending the meeting. They left the meeting at this point.

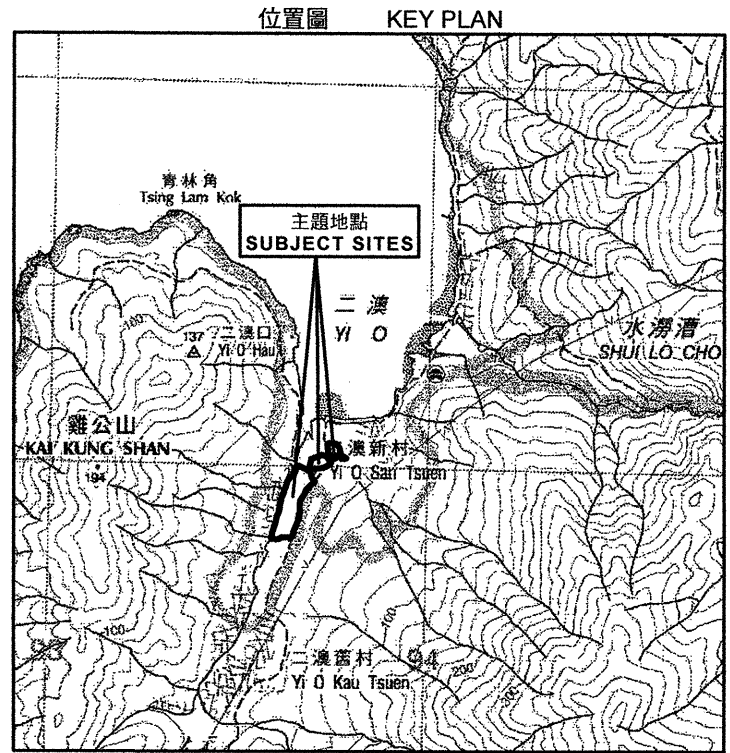
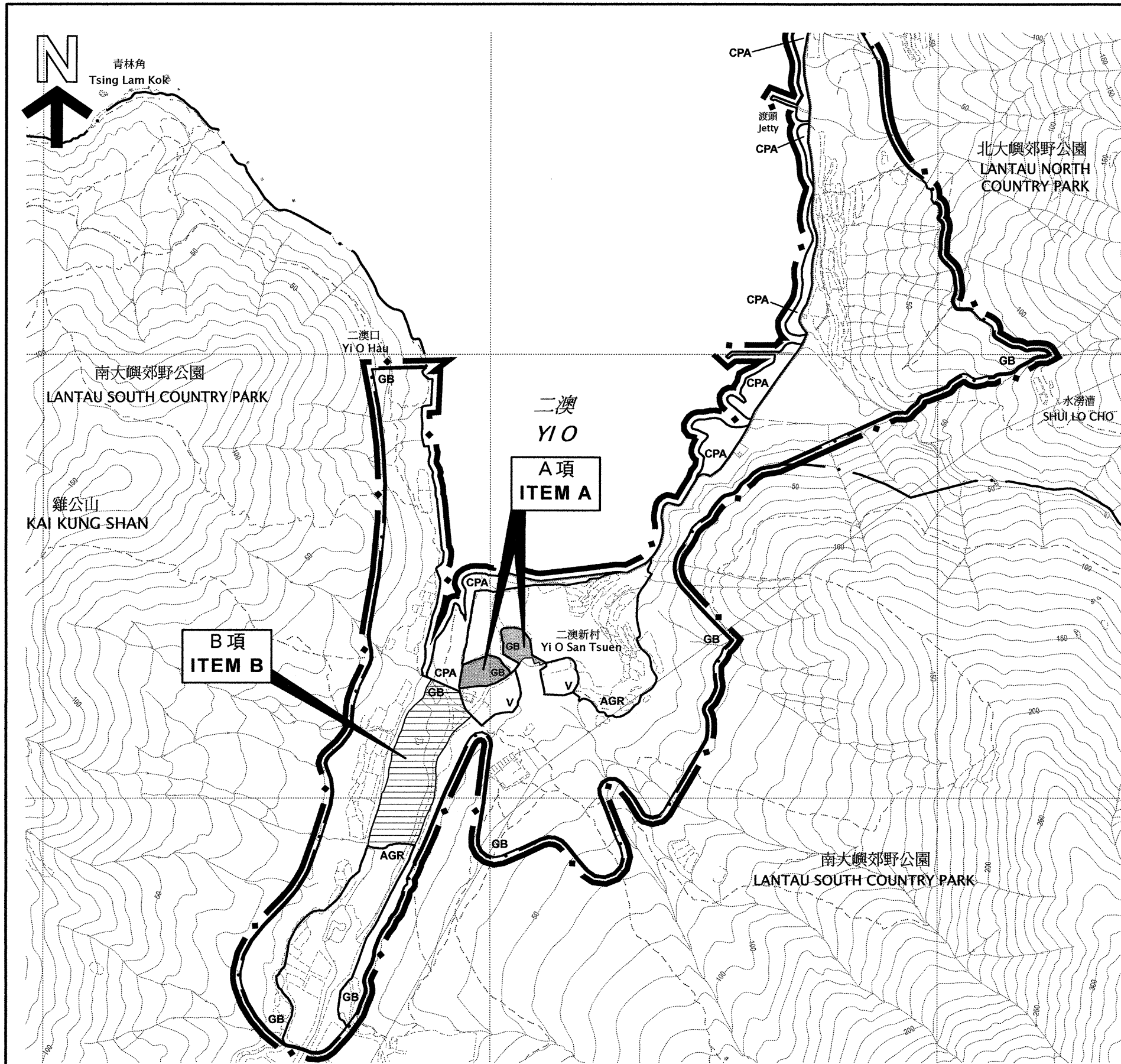
**SCHEDULE OF PROPOSED AMENDMENTS TO
THE DRAFT YI O OUTLINE ZONING PLAN NO. S/I-YO/1
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of two sites at the western part of Yi O San Tsuen from “Agriculture” (“AGR”) to “Green Belt” (“GB”).
- Item B – Rezoning of a site at the northern part of the eastern riparian of the stream at Yi O from “AGR” to “GB”.

Town Planning Board

2 September 2016



草圖編號 S/I-YO/1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-YO/1

根據城市規劃條例第6C(2)條公布的建議修訂
PROPOSED AMENDMENTS PUBLISHED UNDER SECTION 6C(2)
OF THE TOWN PLANNING ORDINANCE

A項 ITEM A

將二澳新村西面的兩幅土地，由「農業」地帶改劃為「綠化地帶」
REZONING OF TWO SITES AT THE WESTERN PART OF YI O SAN TSUEN
FROM "AGRICULTURE" TO "GREEN BELT"

B項 ITEM B

將二澳溪邊東岸北部的一幅土地，由「農業」地帶改劃為「綠化地帶」
REZONING OF A SITE AT THE NORTHERN PART OF THE EASTERN RIPARIAN
OF THE STREAM AT YI O FROM "AGRICULTURE" TO "GREEN BELT"

(參看附表)
(SEE ATTACHED SCHEDULE)

2016年9月2日根據城市規劃條例第6C(2)條公布
對草圖編號 S/I-YO/1 作出的建議修訂

PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-YO/1
PUBLISHED UNDER SECTION 6C(2) OF THE TOWN
PLANNING ORDINANCE ON 2 SEPTEMBER 2016

Raymond LEE 李啟榮
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

二澳分區計劃大綱草圖編號 S/I-YO/1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT YI O OUTLINE ZONING PLAN No. S/I-YO/1

SCALE 1:5 000 比例尺

米 METRES 100 0 100 200 300 400 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER
THE DIRECTION OF THE TOWN PLANNING BOARD



圖則編號
PLAN No. R/S/I-YO/1 - A1

**Amendments to the Explanatory Statement of the
Draft Yi O Outline Zoning Plan No. S/I-YO/1
in relation to Amendment Plan No. R/S/I-YO/1-A1**

(This does not form part of the proposed amendment to the draft Yi O Outline Zoning Plan No. S/I-YO/1)

Paragraphs 9.2, 9.2.2, 9.3 and 9.3.2 of the Explanatory Statement are proposed to be amended:

9 LAND USE ZONINGS

9.2. “Agriculture” (“AGR”): Total Area ~~4.80~~ **3.53** ha

9.2.2 Active agricultural activities are found around Yi O San Tsuen ~~and to the further southwest~~. In addition, some *active and* abandoned agricultural land; *and* grassland ~~and wetland plant~~ are found ~~along the trail from Yi O Kau Tsuen to the mouth of the valley and its estuary~~ *in the southwestern part of the Area*. The abandoned agricultural land has good potential for rehabilitation for cultivation and other agricultural purposes and is worthy of preservation from agricultural point of view.

9.3 “Green Belt” (“GB”): Total Area ~~16.78~~ **18.05** ha

9.3.2 This zone covers the natural vegetated areas which consist of streamcourses *with its riparian* and woodlands. Most of the woodlands and areas adjoining Lantau North and Lantau South Country Parks are within this zone.

1. 就 Proposed Amendment To The Draft Yi O Outline Zoning Plan No. S/I-YO/1 Arising From the Consideration of Representations and Comment on the Draft Yi O OZP No. S/I-YO/1, 本村全面反對損害二澳村發展的修訂, 刻意針對村民的固有權益, 身為香港政府有絕對責任保護香港居民所有一切私人資產, 否則政府要付上一切責任。我們重申, 二澳村的意見應在考慮二澳規劃時, 政府必須首要考慮及盡量接納, 而政府亦有責任在規劃時, 要尊重二澳原有的土地用途和為二澳提供應有生活設施。
2. 因此, 本村認為 Proposed Amendment To The Draft Yi O Outline Zoning Plan No. S/I-YO/1 Arising From the Consideration of Representations and Comment on the Draft Yi O OZP No. S/I-YO/1 的建議是完全錯誤。原先的土地用途是地政處的村界範圍, 係村民建丁屋用途, 這是一直以來的實情, 本村絕對不能接受損害村民的權益, 我們是要將地政處村界範圍內的土地, 規劃為「鄉村式發展」, 而不是現時修訂文件申反其道而行, 將「農業」地帶轉為「綠化地帶」, 這種規劃暴力是損害二澳村發展的修訂, 亦妄顧村民意願和利益。我們再次提出的土地規劃要求如下:
 - 2.1 取消修訂文件中 Amendment Item A 及 Amendment Item B 的錯誤建議。
 - 2.2 將地政處的村界範圍內的土地, 規劃為「鄉村式發展」。
3. 在 2016 年 7 月 8 日城規會會議上, 城規會主席處理會議的手法令人震驚, 明顯地針對性封殺二澳村民的實際權益, 對二澳村民及支持村民的意見申述者完全拒絕, 反而與二澳村原全沒有關係的人 (環保極端份子) 言聽計從, 在二澳村及地區的所有諮詢, 包括: 大澳鄉事委員會、離島區議會, 他們是地區的核心團體, 他們的意見不被理會, 在申述會上完全反映諮詢只是鬧劇, 所有的意見當沒有聽過, 一切證明政府是針對性攻擊二澳村民的權益和財產, 香港竟然發生這樣荒謬的事, 政府刻意製造與二澳村的深仇大恨! 政府要付上一切後果及責任!!!我們重申極之不滿修訂文件內沒有反映二澳村民的意見和生活需要, 過往十多年向各政府部門要求提供的基礎設施都未有處理, 只能期望在這次規劃內實現, 可怒是官僚的歪風損害二澳的發展。
4. 在香港市區居住是香港市民, 二澳村民也是香港市民, 市區的市民在交通上有無數的選擇 (包括: 鐵路、公營巴士、私營巴士、紅色小巴、綠色專線小巴、的士、私人小巴、私家車等) 二澳村有什麼? 任何交通工具也沒有, 我們忍受了數十年, 一直提出從大澳建道路至二澳, 到現在仍未獲處理, 我們現時急需解決進出二澳村的交通問題, 二澳興建一個安全及標準的碼頭是極為迫切, 但政府及城規會竟然拒絕, 難道二澳村民不是香港市民? 我們現時向政府提出, 政府有責任提供的

聯絡地址:

基本生活設施，是刻不容緩。我們再次提出的基建規劃要求如下：

- 4.1 規劃連接大澳至二澳的道路；
- 4.2 規劃在漁苗埔重建一個標準的碼頭；
- 4.3 及在碼頭旁重建連接二澳村的小型車輛道路；
- 4.4 規劃鋪設供水設施及系統；
- 4.5 規劃排水及排污系統。

RECEIVED

2016 SEP 19 A 10:15

TOWN PLANNING BOARD

龔學成

2016年9月19日

聯絡地址：



寄件者: Ng Hei Man [REDACTED]
寄件日期: 23日09月2016年星期五 11:10
收件者: tpbpd@pland.gov.hk
主旨: Further Representations on Yi O Draft Outline Zoning Plan (OZP) (No. S/I-YO/1)
附件: TPB20160923(Yi O).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man

23rd September 2016

Chairman and Members
Town Planning Board

E-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Further Representations on Yi O Draft Outline Zoning Plan (OZP) (No. S/I-YO/1)

I am writing to submit further representations on Yi O Draft OZP.

1. Woodland in the east vicinity of Yi O San Tsuen

The proposed amendment to rezone woodland from AGR to GB is appropriate but it still did not tackle green groups' concern on the woodland within the proposed AGR zone at the east vicinity of Yi O San Tsuen. During the deliberation session of the 1116th TPB meeting dated 8/7/2016, Director of Planning Department mentioned that *"the eastern woodland comprised mainly private land demised for agriculture use under the block government lease which demonstrated that farming activities were previously found in the area"*. These farmlands, however, have been abandoned for at least 20 years and regenerated into woodland through natural succession (Figure 1). The habitat map attached in the TPB Paper No. 9978 has also clearly reflected that woodland can be spotted. The current arrangement is different from what Planning Department did in other enclaves where woodland should be zoned as "GB".

Therefore, the woodland in east vicinity of Yi O San Tsuen should be zoned as GB to reflect the planning intention to preserve natural landscape.

2. Genuine agricultural practice in the proposed AGR zone

For the proposed AGR zone encircling Yi O San Tsuen, we have to reiterate that we are doubtful of its effectiveness in protecting agricultural land for genuine agricultural practice. Since nearly the entire AGR zone falls within the VE, this would still create false hope for Small House application which is definitely non-agricultural use. From the past statistics, the approval rate for Small House applications in AGR zone was about 62.5%¹, which is considered high.

¹ LCQ17: Land reserved for building New Territories small houses (6 Feb 2013)
http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf

Planning Department (PlanD) once stated that “*should there be a genuine need to use the land outside the “V” zone for Small House developments, there is provision in the Notes of the OZP to allow for application for Small House in other zonings...*”². While PlanD reiterated that each application would be considered by the Board on its individual merits, the statement revealed that other zonings, including the proposed AGR zone, could be land reserve for catering Small House demand, with the latest figure of 145.

Therefore, it should be replaced by a more restrictive zoning to highlight its planning intention to prohibit development and ensure genuine agricultural practice in the area. In this case, “House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)” should be removed from Column II, while House (Redevelopment only) should be added in Column II.

The discussion of the Draft Lai Chi Wo OZP had once come across a more restrictive agricultural zoning AGR(2). According to comments from AFCD, this new zoning can be applied to “*agricultural land close to ecologically sensitive habitats so as to ensure their protection*”³. The TPB Paper has already mentioned that Yi O is surrounded by the Lantau North and Lantau South Country Parks with diverse habitats. As such, the agricultural land in Yi O deserves a more restrictive zoning.

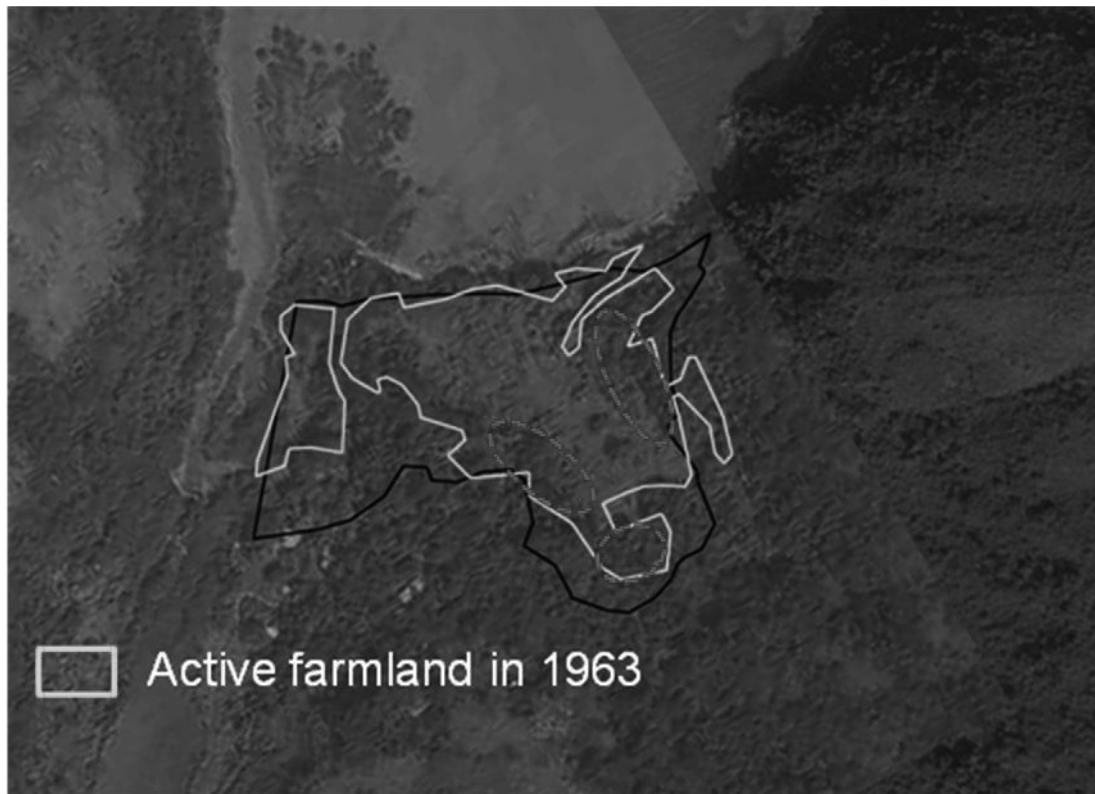
A restrictive zoning requiring amendment in the Notes of the statutory plan is not uncommon in some rural areas and CP enclaves. We opine that Planning Department can definitely make suitable changes to suit the needs of individual areas.

Yours faithfully,
Ng Hei Man

² See Section 9.10 of TPB Paper No. 9978
http://www.info.gov.hk/tpb/en/papers/TPB/1091-tpb_9978.pdf

³ See Section 6.37 of TPB Paper No. 9912

Figure 1 Aerial photo of Yi O in 1995. Note that the farmland (circled in red) in east vicinity of the AGR zone (marked in black) has become woodland





寄件者: WOO Ming Chuan [REDACTED]
寄件日期: 23日09月2016年星期五 16:51
收件者: Town Planning Board
副本: HKBWS HKBWS
主旨: Comments on the proposed amendments to the draft Yi O OZP No. S/I-YO/1
附件: 20160923_YiO_revisedOZP_MCW.pdf

TPB/R/S/I-YO/1-F 3

Dear Sir/Madam,

My comments on the amendments to the draft Yi O OZP is attached.

Best Regards,
WOO Ming Chuan

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

23 September 2016

Dear Sir/Madam,

**Further representation in respect of proposed amendments to
draft Yi O Outline Zoning Plan (S/I-YO/1)**

I support the amendment items A and B, which rezone two sites at the western part of Yi O San Tsuen and a site at the northern part of the eastern riparian of the stream at Yi O from "Agriculture" (AGR) to "Green Belt" (GB). I consider that the GB zone would provide better protection to the woodland and the brackish marsh in the Yi O area than an AGR zone, as there is a general presumption against development under the GB zoning. However, the approval rate of small houses applications in GB zone was about 57%¹ for the past 10 years or so. We therefore consider that GB zones should be further replaced by other conservation zoning(s), such as GB(1), "Coastal Protection Area" (CPA), and/or "Conservation Area" (CA), to alleviate the small house development pressure and for the protection of the natural habitats which are of conservation importance.

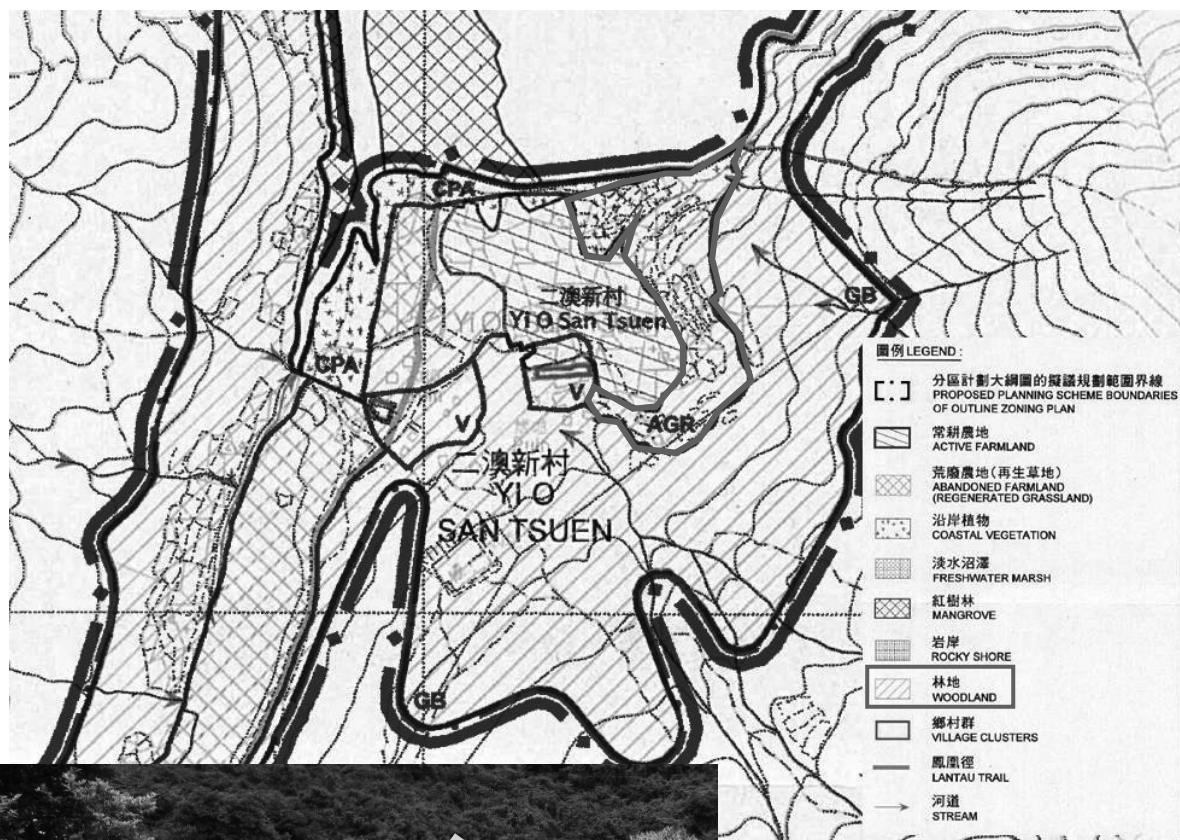
Moreover, I noticed there are still some woodland habitats within the AGR zone at Yi O San Tsuen (Figure 1). It may have been an active agricultural land several decades ago, but it was abandoned and gradually developed into a woodland habitat through natural succession. This woodland is ecologically connected to the Lantau South Country Park and is of conservation importance. I urge the Town Planning Board to cover the woodland habitats at Yi O San Tsuen with conservation zoning(s), such as GB(1), CPA, and/or CA, so as to respect and protect the existing ecological value established at the site, but without neglecting the farming rights of the landowners as agricultural use is always permitted in these zonings.

Thank you for your attention and I hope the Town Planning Board would kindly take my comments into consideration.

Yours faithfully,
Woo Ming Chuan

¹ Annex of LegCo Question 17 (6 Feb 2013) - Land reserved for building New Territories small houses. Retrieved from http://gia.info.gov.hk/general/201302/06/P201302060426_0426_106939.pdf

Figure 1. The woodland habitat at the eastern part of Yi O San Tsuen.



寄件者: Kam Yi Lam [REDACTED]
寄件日期: 15日09月2016年星期四 9:12
收件者: tpbd
副本: Tony Nip
主旨: Further Representation in Respect of Proposed Amendments to the Draft Yi O Outline Zoning Plan No. S/I-YO/1

Dear Sir/ Madam,

I am grateful that the Board has upheld the representations of environmental NGOs and agreed to amend the zonings of the draft plan .

However, I am still concerned that the southern part of the eastern riparian area of the Yi O stream is still not adequately protected, i.e., only covered with an AGR zone. I urge the Board to cover this remaining part with a conservation zoning status. I would like to state that under the land use conservation zonings (e.g., CA, CPA, GB), most types of agricultural uses (e.g., cultivation of farm produce) are always permitted, and, no planning permission is required for such activities.

Moreover, in order to ensure that the Board is making planning decisions in a consistent manner, I urge that the area with brackish-water marsh and reedbeds which is now proposed to be covered with a GB zone (Amendment Item B) should be upgraded to a CA zone. I would like to remind the Board that similar wetland habitats in many Country Park Enclaves have already been zoned as CA.

Thank you for your attention.

Karen Kam

**Summary of Valid Further Representations made on the Proposed Amendments to
the Draft Yi O OZP No. S/I-YO/1 and PlanD's Responses**

Further Representation No. (TPB/R/S/I-YO/1-) and Further Representer	Grounds/Proposals of Further Representation	PlanD's Responses
F1 Kung Hok Sing, Yi O Village Indigenous Inhabitant Representative	<p>Relating to the Proposed Amendments</p> <p>(a) Objects to the proposed amendments, which should be cancelled.</p> <p>(b) The proposed amendments would deprive the rights of villagers.</p> <p>(c) The Government should respect the original land uses in Yi O. Land within the village 'environs' is for development of Small Houses and should be zoned "Village Type Development"("V").</p> <p>(d) The views from Yi O Villagers, the Tai O Rural Committee and the Islands District Council have been ignored.</p> <p>Not Relating to the Proposed Amendments</p> <p>(e) The Government should provide necessary living facilities and should plan a road connecting Tai O and Yi O, water supply, drainage and sewerage facilities as well as redevelopment of a standard pier at 漁苗埔 and an access connecting the pier and Yi O Village.</p>	<p>(a) Please see paragraphs 3.8 to 3.10 of the Paper.</p> <p>(b) Please see paragraph 3.8 of the Paper.</p> <p>(c) Please see paragraphs 3.8 and 3.9 of the Paper.</p> <p>(d) Please see paragraph 3.10 of the Paper.</p> <p>(e) The views have been considered by the Board at the hearing of representations and comments on 8.7.2016. At present, concerned departments including Transport Department, Drainage Services Department, Environmental Protection Department and Water Supplies Department have not put forth any request for land reservation within the Area for</p>

Further Representation No. (TPB/R/S/I-YO/1-) and Further Representer	Grounds/Proposals of Further Representation	PlanD's Responses
		road use or drainage, sewerage and water supply facilities. 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.
F2 Ng Hei Man	<p>Relating to the Proposed Amendments</p> <p>(a) Amendment Item A to rezone a woodland from "Agriculture" ("AGR") to "Green Belt" ("GB") is appropriate.</p> <p>Not Relating to the Proposed Amendments</p> <p>(b) Unable to address green groups' concern on the woodland within the "AGR" zone in the east vicinity of Yi O San Tsuen. The woodland should be zoned as "GB".</p> <p>(c) Cast doubt on the effectiveness of the "AGR" zone in protecting agricultural land for genuine agricultural practice.</p> <p>(d) The entire "AGR" zone that falls with 'VE' would create false hope for Small House application.</p>	<p>(a) Noted.</p> <p>(b) The views have been considered by the Board at the hearing of representations and comments on 8.7.2016. Active farming activities are observed in the vicinity of the woodland to the east of Yi O San Tsuen. The concerned area has the potential of agricultural rehabilitation. The "AGR" zoning for the area is considered appropriate.</p> <p>(c) to (f): The views have been considered by the Board at the hearing of representations and comments on 8.7.2016. The Notes for "AGR" zone generally follow the Master Schedule of Notes including uses which may be considered by the Board under the planning application system.</p>

Further Representation No. (TPB/R/S/I-YO/1-) and Further Representer	Grounds/Proposals of Further Representation	PlanD's Responses
	<p>(e) Yi O is surrounded by Lantau North and Lantau South Country Parks with diverse habitats. As such, the agricultural land in Yi O should be protected by a more restrictive land use zoning.</p> <p>(f) Proposes to replace the “AGR” zone with a more restrictive land use zoning, in which ‘House (New Territories Exempted House (NTEH) only, other than rebuilding of NTEH or replacement of existing domestic building by NTEH permitted under the covering Notes)’ is removed from Column 2 of the Notes, while ‘House (Redevelopment only)’ is added in Column 2.</p>	<p>This is to allow flexibility for development proposals and the provision of different facilities that may be compatible with the surrounding area for public use or/and enjoyment. NTEH (Small House) development requires planning permission from the Board and each application would be considered by the Board based on its individual merits taking account of relevant planning considerations. There is no strong justification to impose further restrictions on the “AGR” zone.</p>
<p>F3 Woo Ming Chuan</p>	<p>Relating to the Proposed Amendments</p> <p>(a) Supports proposed Amendment Items A and B as “GB” zone would provide better protection to the woodland and the brackish marsh in the Yi O area.</p> <p>(b) However, there are concerns that the approval rate of Small House applications in the “GB” zone was about 57% for the past years. The “GB” zones (Amendment Items A and B) should be further replaced by other conservation zonings such as “GB(1)” , “Coastal Protection Area” (“CPA”) and “Conservation Area”(“CA”) to alleviate the small house development pressure.</p>	<p>(a) Noted.</p> <p>(b) Please see paragraphs 3.6 and 3.7 of the Paper.</p>

Further Representation No. (TPB/R/S/I-YO/1-) and Further Representer	Grounds/Proposals of Further Representation	PlanD's Responses
	<p>Not Relating to the Proposed Amendments</p> <p>(c) Some of the woodland habitats within the “AGR” zone at the eastern side of Yi O San Tsuen are ecologically connected to Lantau South Country Park and are of conservation importance. The woodland should be rezoned to conservation zoning such as “GB(1)”, “CPA” and “CA”.</p>	<p>(c) See paragraph (b) in F2 above.</p>
<p>F4 Karen Kam</p>	<p>Relating to the Proposed Amendments</p> <p>(a) Grateful the Town Planning Board agreed to amend the zonings of the Plan.</p> <p>(b) The area with brackish-water marsh and reedbeds (Amendment Item B) should be rezoned from “GB” to “CA” as areas with similar wetland habitats in many country park enclaves have been zoned as “CA”.</p> <p>Not Relating to the Proposed Amendments</p> <p>(c) Concerns about the inadequate protection of the southern part of the eastern riparian area of Yi O Stream, which should be covered with conservation zoning.</p>	<p>(a) Noted.</p> <p>(b) Please see paragraph 3.6 of the Paper.</p> <p>(c) The views have been considered by the Board at the hearing of representations and comments on 8.7.2016. The southern part of the eastern riparian area mainly covers abandoned farmland and has good potential of agricultural rehabilitation. The “AGR” zone is considered appropriate to reflect the planning intention.</p>