

# **TOWN PLANNING BOARD**

**TPB Paper No. 10824**

**For Consideration by  
the Town Planning Board on 29.4.2022**

**THE DRAFT PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/1  
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-POA/1-R1 TO R12  
AND COMMENTS NO. TPB/R/S/I-POA/1-C1 TO C4**

**DRAFT PUI O AU OUTLINE ZONING PLAN NO. S/I-POA/1**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-POA/1-R1 TO R12  
AND COMMENTS NO. TPB/R/S/I-POA/1-C1 TO C4**

<b>Subject of Representation</b>	<b>Representers (No. TPB/R/S/I-POA/1-) Total: 12</b>	<b>Commenters (No. TPB/R/S/I-POA/1-) Total: 4</b>
<b><i>Supportive Representations / Representations Providing Views</i></b>		
	<b><u>Total: 9</u></b>	<b><u>Total: 3</u></b>
Support the planning intention and conservation approach of the draft Pui O Au Outline Zoning Plan (the OZP); and/or <u>provide views</u> regarding protection of habitats by conservation zonings	<u>Green/Concern Groups (6)</u> <b>R1:</b> Hong Kong Bird Watching Society <b>R2:</b> The Conservancy Association <b>R3:</b> Designing Hong Kong Limited <b>R4:</b> Green Power <b>R5:</b> Kadoorie Farm and Botanic Garden <b>R6:</b> World Wide Fund for Nature Hong Kong  <u>Individual (1)</u> <b>R8</b>	<u>Green/Concern Groups (2)</u> <b>C1:</b> Designing Hong Kong Limited (also <b>R3</b> ) supports <b>R1, R2, R4</b> and <b>R6</b>  <b>C2:</b> The Conservancy Association (also <b>R2</b> ) supports <b>R1</b> and <b>R3</b> to <b>R7</b>  <u>Individual (1)</u> <b>C3</b> (also <b>R8</b> ) provides further views
<u>Provide views</u> on a Column 2 use in “Village Type Development” (“V”) zone	<u>Individual (1)</u> <b>R9</b>	
<u>Provide views</u> on general land uses	<u>Individual (1)</u> <b>R12</b>	
<b><i>Adverse Representations</i></b>		
	<b><u>Total: 3</u></b>	<b><u>Total: 1</u></b>
Oppose the planning intention of “V” zone	<u>Concern Group (1)</u> <b>R7:</b> Living Islands Movement	

Subject of Representation	Representers (No. TPB/R/S/I-POA/1-)	Commenters (No. TPB/R/S/I-POA/1-)
Oppose the OZP mainly on grounds of insufficient “V” zone and inadequate provision of recreational and community facilities	<p><i>Chairman of Islands District Council (IsDC) (1)</i>  <b>R10:</b> 離島區議會主席余漢坤</p> <p><i>Rural Committee (1)</i>  <b>R11:</b> South Lantau Rural Committee (SLRC)</p>	<p><i>Individual (1)</i>  <b>C4</b> supports <b>R11</b> and proposes to enlarge the “G/IC” site</p>

Note: The names of all representers and commenters are attached in **Annex I**. Soft copy of their submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at [https://www.info.gov.hk/tpb/en/plan\\_making/S\\_I-POA\\_1.html](https://www.info.gov.hk/tpb/en/plan_making/S_I-POA_1.html) and the Planning Enquiry Counters of Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

## 1. **Introduction**

- 1.1. On 27.8.2021, the draft Pui O Au Outline Zoning Plan (OZP) No. S/I-POA/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) (**Plan H-1**).
- 1.2. During the two-month statutory exhibition period, 12 representations were received. On 3.12.2021, the representations were published for public comments. Upon expiry of the three-week publication period, four comments were received.
- 1.3. On 9.2.2022, the Town Planning Board (the Board) agreed to consider all the representations and comments collectively in one group.
- 1.4. 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. **Background**

- 2.1. On 8.1.2021, the Pui O Au area (the Area) was designated as a Development Permission Area (DPA) and covered by the draft Pui O Au DPA Plan No. DPA/I-POA/1 (the DPA Plan). The draft DPA Plan is to provide an interim planning control with a view to protecting the natural and landscape character of the Area and to preventing the encroachment of unauthorised development and undesirable changes of uses within the Area.
- 2.2. During the exhibition of the draft DPA Plan, a total of 14 representations were received. Amongst them, 10 representations support, one representation opposes and three representations provide comments on the draft DPA Plan. Zoning proposals are suggested by some representers.

- 2.3. On 15.1.2021, the Town Planning Board (the Board) gave preliminary consideration to the draft Pui O Au OZP No. S/I-POA/C (TPB Paper No. 10716) and agreed that the draft OZP was suitable for consultation with IsDC and SLRC.
- 2.4. On 6.8.2021, the Board, having considered the views collected during consultations and the representations received during the exhibition of the DPA Plan (TPB Paper No. 10754), agreed that the draft Pui O Au OZP No. S/I-POA/E and its Notes were suitable for exhibition for public inspection under section 5 of the Ordinance subject to incorporation of the 'Field Study/Education/Visitor Centre' use in Column 2 of the Notes for the "V" zone. On 27.8.2021, the draft Pui O Au OZP No. S/I-POA/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.5. The draft Pui O Au DPA Plan No. DPA/I-POA/1 ceased to be effective on 27.8.2021 in accordance with the Ordinance as the land in respect of the DPA Plan was included in the draft OZP gazetted on that date. The plan-making process for the DPA Plan did not proceed further.

### **3. Public Consultation**

- 3.1. Before the Board gave further consideration to the preliminary draft Pui O Au OZP No. S/I-POA/E, SLRC and IsDC were consulted at its meeting on 25.3.2021 and by circulation of paper on 30.6.2021 respectively. In response to the requests from the Indigenous Inhabitant Representatives of Pui O Lo Wai, a separate meeting was held on 10.5.2021 to solicit their views and concerns on the draft OZP. On 17.3.2021 and 12.4.2021, two meetings were held with green/concern groups on the preliminary draft of the draft OZP. Designing Hong Kong Limited, Kadoorie Farm and Botanic Garden Corporation, World Wide Fund for Nature Hong Kong, Save Lantau Alliance, The Conservancy Association, Green Power, Hong Kong Bird Watching Society and Association for Geoconservation, Hong Kong attended the meeting on 17.3.2021, while Living Islands Movement, Save Lantau Alliance, Ark Eden and Support HK Environmental Petition Platform attended the meeting on 12.4.2021. Their views were reflected on the TPB Paper No. 10754 for the Board's consideration.
- 3.2. Upon the gazettal of the draft OZP No. S/I-POA/1, an information paper (IsDC Paper No. IDC 82/2021) was circulated to the members of IsDC on 23.9.2021. On 29.9.2021, Mr Randy Yu, the Chairman of the IsDC made a response to the above mentioned IsDC Paper stating that the draft OZP could not fully address the comments raised by SLRC during the previous consultation (**Annex II**).

### **4. The Draft OZP (Plan H-1)**

#### **4.1. Planning Scheme Area**

- 4.1.1. The Area, covering a total area of about 8.89 ha, is located in the southern part of Lantau Island and sandwiched between Lantau South Country Park and South Lantau Road. The Area is in close proximity to rural village clusters in Pui O to its southwest and Ham Tin to its further south

across South Lantau Road. It is accessible by South Lantau Road and is well connected to Mui Wo, Tung Chung via Tung Chung Road and Tai O via Keung Shan Road and Tai O Road.

- 4.1.2. The Area is characterised by a rural and countryside ambience, and consists of natural landscape in the central part with village settlements mainly in the south-western part. The natural landscape of the Area mainly consists of woodlands, shrublands, grasslands and streams (including the natural upstream section of Pui O Ecologically Important Stream (EIS) to the south outside the Area). Natural streams could be found within the Area. A major natural stream flows from the uphill area within the Lantau South Country Park, across the central part of the Area, to its lower course outside the Area which is the Pui O EIS discharging to Pui O Wan.
- 4.1.3. There is no recognized village within the Area. The main cluster of village houses is in Pui O Lo Wai Tsuen (Pui O Au) in the south-western part of the Area. A few village houses are located at the central and north-eastern parts of the Area. They are mainly of two to three storeys. A private recreation centre with ancillary hostel development namely the Swire Leadership Centre, the Pui O Au Portal (waterworks facility of the Water Supplies Department (WSD)) and an electricity substation are located in the Area. A public vehicle park and a piece of vacant land to its west for its possible extension, a refuse collection point, a vehicle repair workshop and storage under temporary structures and graves/ a permitted burial ground (for villagers of Pui O Lo Wai) are located at the south-western part of the Area.

#### 4.2. Planning Intention

- 4.2.1. The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitat and rural character of the Area. Land is also designated for village development.
- 4.2.2. In designation of various zones in the Area, consideration has been given to protect the natural habitats of ecological significance in the Area such as woodlands, shrublands, grasslands and natural streams which are connected with the habitats in Lantau South Country Park adjoining the Area to its south. Considerations have also been given for future rebuilding/redevelopment of the existing village houses.

#### 4.3. Individual Zones

- 4.3.1. The “V” zone (about 0.29 ha) is intended primarily for the provision of land for the retention of existing village. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House (NTEH). Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

- 4.3.2. The “Government, Institution or Community” (“G/IC”) zone (about 0.54 ha) is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.
- 4.3.3. The “Other Specified Uses” (“OU”) annotated “Recreation Centre and Hostel” zone and the “OU” annotated “Waterworks Portal” zone (totally about 0.62 ha) are intended to designate land for recreation centre with hostel development and waterworks portal by WSD respectively.
- 4.3.4. The “Green Belt” (“GB”) zone (about 7.44 ha) is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

## 5. The Representations and Comments on Representations (Plans H-2 and H-3)

### 5.1. Subject of Representations

- 5.1.1. During the two-month exhibition period, a total of 12 representations were received, including nine representations supporting the draft OZP and/or providing views on conservation/development issues (**R1 to R6, R8, R9 and R12**) and three representations opposing the draft OZP (**R7, R10 and R11**).
- 5.1.2. Seven representations supporting the draft OZP and/or providing views are submitted by green/concern groups (**R1 to R6**) and an individual (**R8**). They generally support the draft OZP and its planning intention and conservation approach to enable planning control in the Area. They also provide views on promoting higher level of conservation for some habitats and preventing excessive village development.
- 5.1.3. Two representations providing views are submitted by individuals (**R9 and R12**). **R9** expresses concern on the inclusion of ‘Field Study/Education/Visitor Centre’ in Column 2 of the “V” zone, while **R12** provide views on general land uses.
- 5.1.4. Three adverse representations are submitted by a concern group (**R7**), the Chairman of IsDC (**R10**) and SLRC (**R11**). **R7** opposes the planning intention of “V” zone. **R10** and **R11** oppose the OZP mainly on grounds of insufficient “V” zone and inadequate recreational and community facilities.
- 5.1.5. The major grounds of representations as well as their proposals, and PlanD’s responses, in consultation with relevant government bureaux/departments (B/Ds), are at **Annex III** and summarised in paragraphs 5.2 and 5.3 below.

5.2. Major Grounds/Proposals of and Responses to Supportive Representations/Representations Providing Views

5.2.1. *Planning Intention*

Major Grounds	Rep. No.
(1) The general planning intention of the draft OZP to conserve the landscape and ecological values in safeguarding the natural habitats in the Area is supported. The draft OZP can ensure proper planning and development control and protect the rural and natural character with conservation value of the Area.	<b>R1 to R4</b>
Response	
(a) The supportive views are noted.	

5.2.2. *Conservation of Natural Environment and Habitats*

Major Grounds/Proposals	Rep. No.
(1) Various important habitats for species of high conservation value are found in the Area. They should be adequately protected from any development and potential pollution. Better protection of the upper stream sections of Pui O EIS and their riparian zone is needed. Woodlands, streams and 30m buffer areas along both sides of the river banks, watercourse and waterbodies should be protected by more stringent zonings (such as “Conservation Area” (“CA”)) ( <b>Plans H-4a and H-4b</b> ).	<b>R1 to R4, R6, R8</b>
(2) “GB” zone is considered inadequate to protect the natural habitats against undesirable development as the Board approves the rezoning of “GB” for other purposes on a regular basis. Shrubland and grassland should be zoned “CA” or “GB(1)”, in which redevelopment of an existing house should be restricted to its existing bulk.	<b>R1, R8</b>
(3) Septic Tank and Soakaway (STS) Systems commonly used by villages would adversely affect and pollute the streams and downstream EIS.	<b>R1, R4, R6</b>
(4) No further changes to the draft OZP that would potentially cause adverse environmental impacts should be made.	<b>R5</b>
Responses	
(a) In response to (1) above, both “CA” and “GB” zones are conservation-related zonings of different levels of control on land use and development. These zones have a general presumption against development. “CA” zone is usually used for covering areas with considerable ecological significance, e.g. mature woodland and EIS. For other common natural	

habitats and vegetated areas, “GB” zone is generally adopted. The Area is covered with natural habitats such as streams and woodlands but also roadside vegetated slopes. Human settlements and activities including houses and graves are observed. However, there is no mature woodland or EIS found in the Area. As such, the current designation of “GB” zone is considered appropriate. For the upper course of Pui O EIS flowing through the Area, the concerned stream and its riparian area are already included in the “GB” zone with a presumption against development, and the Director of Agriculture, Fisheries and Conservation (DAFC) considers that such designation is appropriate to reflect natural landscape and provide adequate protection. In response to the proposals to rezone various natural habitats with more stringent zonings, DAFC considers that the “GB” zone is appropriate in view of the overall site conditions of the Area. More stringent conservation zonings are considered not necessary.

- (b) In response to (2) above, response (a) above is relevant. The planning intention of “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. Within “GB” zone, except agricultural use and some uses compatible with the natural environment and/or administrated by the Government that are always permitted, most uses and developments require planning permission from the Board. The Board would have opportunities to scrutinise development proposals within “GB” zone on their individual merits in accordance with relevant guidelines of the Board. As for rezoning proposals, only those with strong planning justifications and no insurmountable problems will be approved by the Board.
- (c) In response to (3) above, the design, construction and maintenance of on-site STS system for village houses is required to comply with relevant standards and regulations, including the Environmental Protection Department’s (EPD) Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by EPD” and the necessary clearance from the specified water bodies to ensure the proposed STS system would not cause adverse impact to the environment. In this regard, the Director of Environmental Protection (DEP) considers that the draft OZP has already addressed the protection of water quality of the streams in the Area.
- (d) In response to (4) above, no amendment to the draft Pui O Au OZP No. S/I-POA/1 is proposed for the Board’s consideration.

### 5.2.3. *Rural Development and “V” Zone*

Major Grounds/Proposals	Rep. No.
(1) An incremental approach should be adopted in designating the “V” zone. Given no recognized village or ‘village environs’ within the Area, there is no urgent need to reserve land for potential village expansion and SHs. The	<b>R1 to R4, R8</b>



delineation of “V” zone should be confined to existing village cluster.	
(2) The inclusion of ‘Field Study/Education/Visitor Centre’ under Column 2 in the “V” zone without justification, detailed studies and due consideration is opposed.	<b>R9</b>
(3) The existing agriculture land and house lots should be retained.	<b>R12</b>
(4) More land should be reserved for recreational and other community facilities.	<b>R12</b>
(5) The designation of “G/IC” zone with no concrete proposals from the Government for provision of community, leisure and recreational facilities should be avoided as it will provide a chance to exploit such land.	<b>R8</b>
<b>Responses</b>	
<p>(a) In response to (1) above, as there is no recognized village within the Area, the “V” zone reflects the existing village cluster in Pui O Au at the southwest of the Area taking into account planning considerations including the building entitlement, topography and existing settlement. Areas with steep terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. No additional land is zoned “V” for village expansion.</p> <p>(b) In response to (2) above, according to the Definition of Terms promulgated by the Board, ‘Field Study/Education/Visitor Centre’ use means any place or premises exclusively or primarily used for displaying information or conducting field study and educational programmes on the environment and related subjects. The inclusion of ‘Field Study/Education/Visitor Centre’ in Column 2 of the Notes for the “V” zone is on the consideration that the Area is of landscape and ecological values. The provision for application is to allow flexibility to cater for any such need in future in support of environmental education and related studies. Should there be an application for such use in the “V” zone, the applicant is expected to provide justifications and relevant assessments to support the application. The Board would have the chance to deliberate on the individual planning merits of each relevant application. As such, it is considered appropriate to keep the ‘Field Study/Education/Visitor Centre’ as a Column 2 use in the “V” zone.</p> <p>(c) In response to (3) above, according to the advice of DAFC, no agricultural land can be seen under active cultivation in the Area. As such, no “AGR” zone is designated. In general, the existing house lots have been suitably reflected on the “V” zone. Besides, there is provision in the covering Notes of the OZP that rebuilding of NTEH or replacement of an existing domestic building by a NTEH is always permitted on land falling within the OZP. In any case, no action is required to make the existing use of any land or building conform to the OZP.</p>	

- (d) In response to (4) above, suitable sites are zoned “G/IC” for provision of GIC and recreational facilities serving the needs of the local residents. For instance, in response to SLRC’s request for the provision of community, leisure and community facilities, two formed vacant government sites (about 245m<sup>2</sup> and 306m<sup>2</sup> respectively) abutting South Lantau Road have been zoned “G/IC” for such purposes (**Plans H-5a and H-5b**).
- (e) In response to (5) above, while there is currently no concrete proposal from relevant departments for providing community, leisure and recreational facilities at the two sites mentioned in response (d) above, it is considered suitable to reserve them as undesignated GIC sites for future use. There is also established mechanism to avoid exploitation of government land.

### 5.3. Major Grounds/Proposals and Responses to Adverse Representations

#### 5.3.1. *Rural Development and “V” Zone*

Major Grounds/Proposals	Rep. No.
(1) Given that Pui O Au has no recognized village, land owned by non-indigenous persons should not be designated “V” zone with planning intention primarily for development of SH by indigenous villagers.	<b>R7</b>
(2) The extent of “V” zone is insufficient and the “V” zone should be extended to cover the nearby “GB” zone to meet village house development in the long term. Some natural slopes should not be excluded from the “V” zone as there may be scope for SH development in future.	<b>R10, R11</b>
(3) The extent of “GB” is excessive. “GB” zone also covers a large amount of private land.	<b>R10, R11</b>
(4) Some areas should be zoned “AGR” to facilitate agricultural rehabilitation.	<b>R10, R11</b>
Responses	
(a) In response to (1) above, as there is no recognized village within the Area, the “V” zone on this OZP is to reflect the existing villages only and no additional land is reserved for village expansion. According to the Notes of the draft OZP, House (NTEH only) is always permitted within “V” zone, which may include both SH and non-SH developments.	
(b) In response to (2) above, the “V” zone reflects the existing village cluster in Pui O Au. Demarcation of the “V” zone has taken into account the building entitlement, topography and the existing settlement. Areas with steep terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded. The nearby area is the	

riparian area of a natural stream with vegetation and grassland, which is considered not appropriate to be rezoned from “GB” to “V”.

- (c) In response to (3) above, the “GB” zone mainly covers general natural areas in the Area. These areas are woodlands, shrublands, grasslands or the riparian area of natural streams. The designation of zonings is based on relevant planning considerations including the existing use of land, site conditions, topography, ‘VE’, village settlement pattern, conservation and ecological value, etc. In general, land status is not the only planning consideration and the appropriate zonings would cover both government and private land.
- (d) In response to (4) above, according to the advice of DAFC, no agricultural land can be seen under active cultivation in the Area. As such, no “AGR” zone is designated. Notwithstanding this, ‘Agricultural Use’ is always permitted ~~with~~ *within* “V” and “GB” zones, and genuine agricultural activities would not be hindered.

### 5.3.2. *Provision of Recreational and Community Facilities*

Major Grounds/Proposals	Rep. No.
(1) Social welfare and recreational facilities are inadequate in the Area. More land should be reserved for recreational and other community facilities. “GB” sites located adjacent to the main road should be rezoned for recreational use.	<b>R11, <del>R12</del></b>
(2) The vacant “G/IC” site adjoining South Lantau Road should be enlarged to 800m <sup>2</sup> or above ( <b>Plans H-5a and H-5b</b> ).	<b>R11</b>
Responses	
(a) In response to (1) above, response (d) under paragraph 5.2.3 is relevant. As there are already two undesignated “G/IC” sites in the Area, rezoning of other sites for provision of GIC and/or recreational facilities is considered not necessary at this stage. The provision of social welfare, recreational and community facilities will be subject to review by relevant departments as and when necessary.	
(b) In response to (2) above, the concerned undesignated “G/IC” site is reserved for suitable GIC facilities in the future. The site area of about 245m <sup>2</sup> has already been maximised by including all vacant government land. In addition, as the site is mainly surrounded by South Lantau Road, the riparian of Pui O Stream and some vegetated slopes nearby, the scope for site expansion is rather limited.	

## 5.4. Comments on Representations

- 5.4.1. Four comments on representations are submitted by two green/concern groups (**C1 and C2**) and two individuals (**C3 and C4**). Commenters of **C1, C2 and C3** are also representers of **R3, R2 and R8** respectively.

5.4.2. **C1** and **C2** generally support the views of representations submitted by the green/concern groups (i.e. **R1 to R7**) on the grounds that the area is rich in ecological and landscape values which should be protected by conservation zonings from developments and human disturbances. **C3** provides further views to her representation. **C4** supports the view of representation submitted by the South Lantau Rural Committee (**R11**) on the grounds that the area is lacking social welfare facilities, and proposes to enlarge the “G/IC” site.

5.4.3. The grounds of the comments are similar to those raised in the representations. The major grounds of comments, and PlanD’s response, in consultation with the relevant B/Ds are at **Annex III**. The additional major grounds of the comments are summarised in paragraph 5.5 below:

5.5. Additional Major Grounds/Proposals of and Responses to Comments

Major Grounds/Proposals	Com. No.
(1) There is inadequate enforcement or protection to the ecological sensitive areas covered by “AGR”, “GB” and “G/IC” zonings.	<b>C3</b>
(2) The “G/IC” zone abutting South Lantau Road should be expanded towards southwest to a total area of 1,200m <sup>2</sup> or above to serve the community and local custom needs. Another additional “G/IC” zone should be designated at the east (between the existing burial ground and Pui O Stream) with a minimum area of 2,000m <sup>2</sup> for provision of a GIC complex ( <b>Plans H-5a and H-5b</b> ).	<b>C4</b>
Responses	
(a) In response to (1) above, since the gazettal of the draft DPA Plan on 8.1.2021, the Area is subject to statutory planning control. Should any unauthorized development be detected, enforcement and prosecution action will be taken by relevant authorities as appropriate.	
(b) In response to (2) above, there are two “G/IC” zones abutting South Lantau Road in the Area, with the larger one in the west being occupied by an electricity substation, a public vehicle park (including a vacant site reserved for its extension) and a refuse collection point and a vacant site (about 306m <sup>2</sup> ) reserved for future use, while the smaller one in the east being a vacant site (about 245m <sup>2</sup> ) also reserved for future use. Regarding the suggestion to increase the vacant “G/IC” site in the east to 1,200m <sup>2</sup> , as mentioned in response (b) under paragraph 5.3.2, the scope of its extension is rather limited. Regarding the proposal of providing an additional “G/IC” site with a minimum site area of 2,000m <sup>2</sup> , as there is no proposal received from relevant B/Ds for providing a GIC complex in the Area and the proposed site is currently zoned “GB” due to its general natural feature/landscape, there are no strong planning justifications or technical assessments to support the proposed rezoning at this stage.	

## **6. Departmental Consultation**

The following B/Ds have been consulted and their comments have been incorporated in the above paragraphs and **Annex III**, where appropriate:

- (a) District Lands Officer/Islands, Lands Department;
- (b) District Officer (Islands), Home Affairs Department (HAD);
- (c) DEP;
- (d) Chief Planning Officer, Housing Department;
- (e) Commission for Transport;
- (f) Head (Sustainable Lantau Office), CEDD;
- (g) Head (Geotechnical Engineering Office), CEDD;
- (h) Chief Engineer/Works, HAD;
- (i) Chief Engineer/Construction, WSD;
- (j) Chief Engineer/Hong Kong and Islands, WSD;
- (k) Director of Electrical and Mechanical Services;
- (l) Director of Fire Services;
- (m) Director of Food and Environmental Hygiene;
- (n) Director of Leisure and Cultural Services;
- (o) Executive Secretary, Antiquities and Monument Office;
- (p) Chief Engineer/Hong Kong & Islands, Drainage Services Department (DSD);
- (q) Principal Project Coordinator/Special Duty Division, DSD;
- (r) DAFC;
- (s) Chief Highway Engineer/New Territories East, Highways Department;
- (t) Director-General of Civil Aviation
- (u) Commissioner of Police;
- (v) Chief Building Surveyor/New Territories East (1) & Licensing, Buildings Department;
- (w) Director-General of Communications;
- (x) Chief Town Planner/Central Enforcement & Prosecution, PlanD;
- (y) Chief Town Planner/Urban Design & Landscape, PlanD; and
- (z) Chief Engineer/Cross-boundary Infrastructure & Development, PlanD.

## **7. Planning Department's Views**

7.1. The supporting views of **R1 (part) to R4 (part)** are noted.

7.2. Based on the assessments in paragraph 5 above, PlanD does not support R1 (part) to R4 (part) and R5 to R12 and considers that OZP should not be amended to meet the representations for the following reasons:

### *Conservation of Natural Environment and Habitats*

- (a) the designation of “GB” zone on the draft OZP for protecting the natural habitats such as streams and woodlands while at the same time reflecting the existing site conditions with human settlements and activities in the Area is considered appropriate. The designation of “GB” zone to cover the upper course of Pui O EIS and its riparian area is considered adequate from nature conservation perspective (**R1 to ~~R5~~ R6, R8, R10 and R11**);

- (b) on-site STS systems for village houses are required to comply with relevant standards and regulations to ensure no adverse impact on the environmental **(R1, R4 and R6)**;

*Agricultural Land and Designation of “GB” Zone*

- (c) there is no active agricultural land found and no “AGR” zone designated in the Area. Notwithstanding this, ‘Agricultural Use’ is always permitted within “V” and “GB” zones, and genuine agricultural activities would not be hindered **(R10 to R12)**;
- (d) in general, the existing house lots in the Area would not be affected by the statutory planning control imposed on the OZP. No action is required to make the existing use of any land or building conform to the OZP **(R10 to R12)**;

*Designation of “V” Zone*

- (e) the planning intention of the “V” zone is to reflect the existing village cluster within the Area. The boundary of the “V” zone is drawn up having regard to planning considerations including the building entitlement, the local topography and the existing village settlement. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological value are excluded from the “V” zone. No additional land is zoned “V” for village expansion **(R1 to R5, R7, R8, R10 and R11)**;
- (f) the inclusion of ‘Field Study/Education/Visitor Centre’ use in Column 2 of the Notes for the “V” zone can allow flexibility to cater for any such need in future, and thus this provision should be retained **(R9)**; and

*Provision of Recreational and Community Facilities*

- (g) suitable sites are zoned “G/IC” for provision of GIC and/or recreational facilities serving the needs of the local residents in the Area. The provision of such facilities will be subject to review by relevant B/Ds as and when necessary **(R10 to R12)**.

**8. Decision Sought**

- 8.1. The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.
- 8.2. Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and updated Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

**9.     Attachments**

<b>Annex I</b>	List of Representers and Commenters
<b>Annex II</b>	Email from the Chairman of Islands District Council dated 29.9.2021
<b>Annex III</b>	Summary of Representations and Comments and the Planning Department's Responses
<b>Plan H-1</b>	Draft Pui O Au Outline Zoning Plan No. S/I-POA/1 (reduced size)
<b>Plan H-2</b>	Location Plan of Representations (R1 to R12) and Comments (C1 to C4)
<b>Plan H-3</b>	Aerial Photo of Representations (R1 to R12) and Comments (C1 to C4)
<b>Plans H-4a &amp; H-4b</b>	Location Plan and Aerial Photo showing the Proposed "CA" Zone along Watercourses/Streams
<b>Plans H-5a &amp; H-5b</b>	Location Plan and Aerial Photo showing the Proposed "G/IC" Zone abutting South Lantau Road

**PLANNING DEPARTMENT  
APRIL 2022**