

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

26 February 2016

Dear Sir/Madam,

**Comments on Representations of the draft Yi O Outline Zoning Plan (OZP) No. S/I-YO/1**

香港觀鳥會  
THE  
HONG  
KONG  
BIRD  
WATCHING  
SOCIETY  
Since 1957 成立

The Hong Kong Bird Watching Society (HKBWS) (Representation No. R15) would like comment on various representations made for the draft Yi O OZP No. S/I-YO/1.

**TPB/R/S/I-YO/1-1**

The HKBWS objects to the rezoning from “Green Belt” to “Other Specified Uses (Eco-lodge)” and the 70-room eco-lodge in Yi O proposed by Representations No. 1. From the habitat map provided in Figure 4a of the Planning Report on Yi O in TPB Paper No. 10016, the proposed rezoning site and the proposed eco-lodge would affect the woodlands, coastal vegetation, freshwater marsh and natural streams of the area (Figures 1 and 2). In the previous Town Planning Board (TPB) Paper for the Yi O Development Permission Area (DPA) plan, the Director of Agriculture, Fisheries and Conservation also stated “*woodlands together with the streams nearby are important habitats for the protected Romer’s Tree Frogs which have been recorded in Yi O*”<sup>1</sup>. Hence we are also concerned the development would have adverse and irreversible impacts on the protected Romer’s Tree Frog and its habitats. Therefore, we consider that this proposal is not in line with the general intention of the draft Yi O OZP, which is to protect Yi O’s “*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*”<sup>2</sup>, and thus should be rejected.



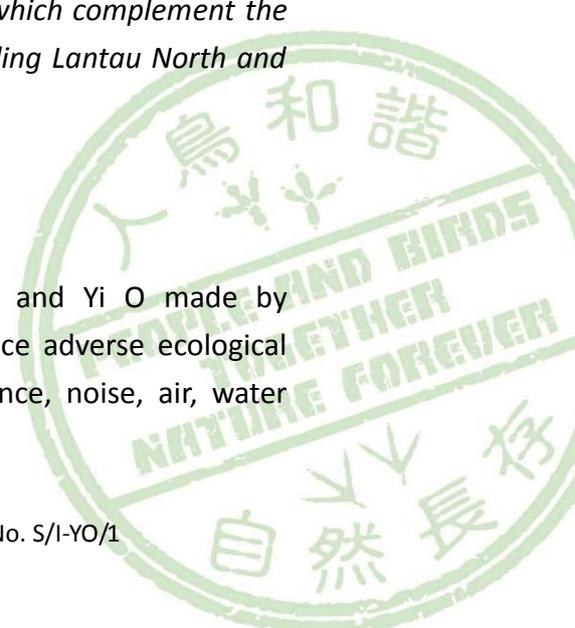
**TPB/R/S/I-YO/1-4, 5 & 7**

**Proposed vehicular access to Yi O**

We object to the proposed vehicular access connecting Tai O and Yi O made by Representations No. 4, 5 & 7. Such development would introduce adverse ecological impacts (i.e. habitat loss, habitat fragmentation, human disturbance, noise, air, water

<sup>1</sup> Section 4.2 of TPB Paper No. 9226

<sup>2</sup> Section 8.1 of the Explanatory Statement for the draft Yi O Outline Zoning Plan No. S/I-YO/1



pollution) on the Lantau North and Lantau South Country Parks and affect the ecological integrity of Country Parks. We consider that this proposal is not in line with the general intention of the draft Yi O OZP and hence should be rejected.

*Development for the future population in Yi O*

It is also mentioned by a representor that the population (including both residents and visitors) in the area is growing and will be over 4,000 people in the future. We strongly object to any planning proposals or infrastructure developments to support such a large population. It is totally incompatible with the current natural and rural setting of Yi O and would well exceed the carrying capacity of Yi O. This would bring irreversible ecological damages and lead to permanent habitat loss to the area and its surroundings. We consider that this is against the general intention of the draft Yi O OZP, and thus should be rejected.

**TPB/R/S/I-YO/1-14, 16 & 17**

We agree with the suggestions made by Representations No. 14, 16 & 17, which is to replace the use "House" (small house development) by "House (redevelopment only)" in Column 2 of the AGR zone. We support genuine farming and farmland should be protected from other development threats.

Such restrictive zoning is important as it, 1) truly respects and protects "farmland" itself by limiting its use to cultivation only, 2) truly respects and conserves the multiple values of farmland (i.e. its cultural value, landscape value, ecological value, and acting as an open space, a buffer zone and a wildlife corridor), and 3) truly respects and appreciates the farmers who are farming the area. Therefore, we consider that the AGR zones in the Plan Area should be replaced with a zoning that more accurately reflects its planning intention or replaced with other conservation zonings (e.g. GB(1)/CPA/CA).

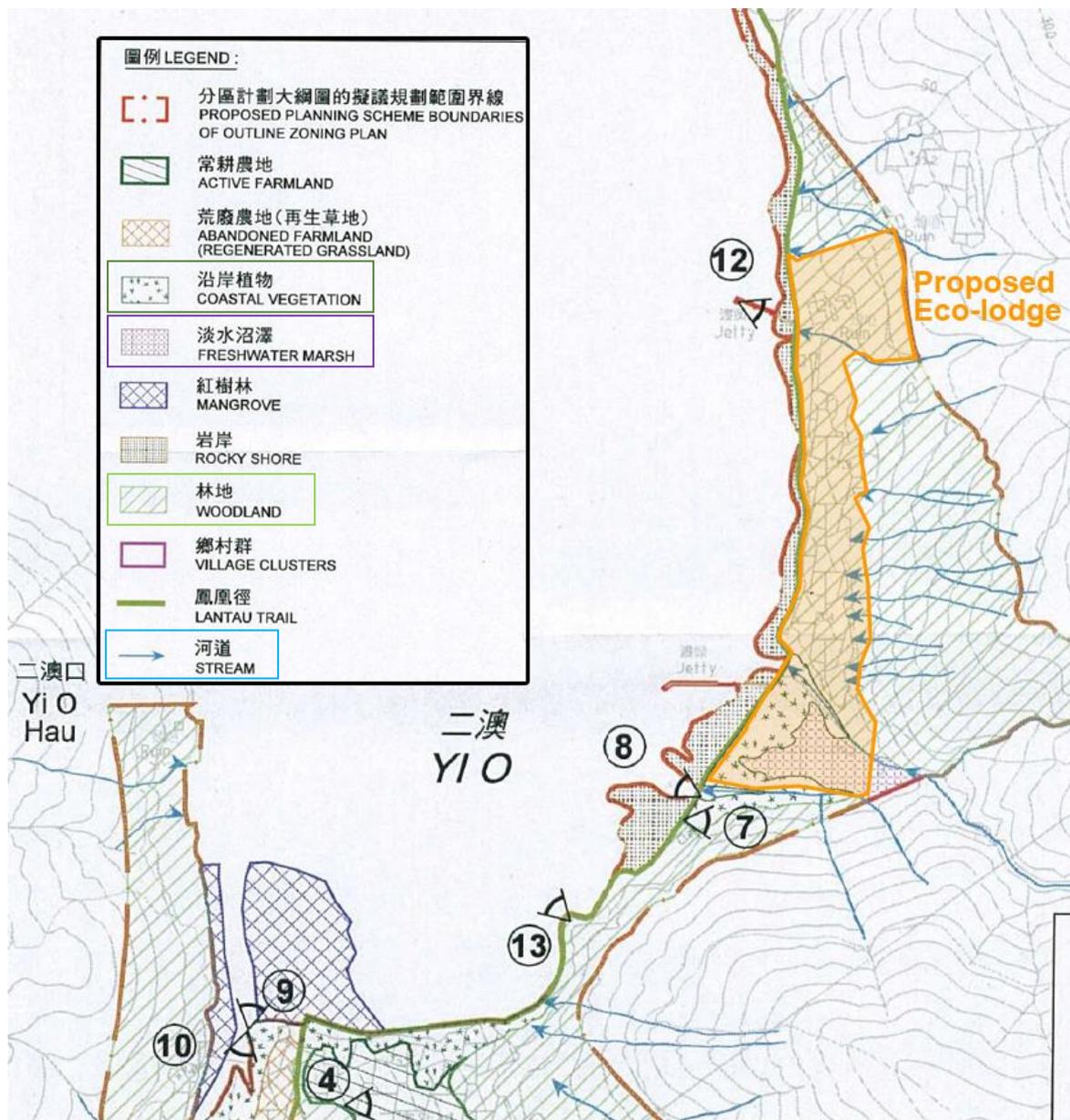
We hope that the Town Planning Board would take our comments into consideration and thank you for your kind attention.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'W. Ho', written in a cursive style.

Woo Ming Chuan  
Conservation Officer  
Hong Kong Bird Watching Society  
cc.  
The Conservancy Association  
Designing Hong Kong  
Kadoorie Farm and Botanic Garden  
WWF – Hong Kong

**Figure 1.** The habitat types at the proposed eco-lodge (location approximately indicated by the orange boundary). The habitat map is extracted from Figure 4a of the Planning Report on Yi O produced by the Planning Department.



**Figure 2.** Photos showing the surrounding natural habitats of the proposed eco-lodge (top) and the natural stream within the subject site (bottom).

