TOWN PLANNING BOARD

TPB PAPER NO. 10074 FOR CONSIDERATION BY THE TOWN PLANNING BOARD ON 26.2.2016

DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG OUTLINE ZONING PLAN NO. S/NE-TT/B PRELIMINARY CONSIDERATION OF A NEW PLAN

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1. Purpose

The purpose of this paper is to seek Members' agreement:

- that the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan (OZP) No. S/NE-TT/B (the Plan) (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the Tai Po District Council (TPDC) and Sai Kung North Rural Committee (SKNRC); and
- (b) that the Explanatory Statement (ES) (**Appendix III**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the draft OZP and is suitable for consultation with the TPDC and SKNRC together with the draft OZP.

2. Background

- 2.1 On 8.11.2013, the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area (DPA) Plan No. DPA/NE-TT/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 277 representations and two comments were received. After giving consideration to the representations and comments on 1.8.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.2 On 4.11.2014, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan, which was subsequently renumbered as DPA/NE-TT/2. On 14.11.2014, the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.3 Pursuant to section 20(5) of the Ordinance, the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan is effective for a period of three years until 8.11.2016. An OZP has to be prepared to replace the DPA Plan in order to maintain statutory planning control over the Area upon expiry of the DPA Plan.
- 2.4 On 22.12.2015, under the power delegated by the Chief Executive, the Secretary for Development directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung area.

3. Planning Context (Plans 1 to 3)

- 3.1 The Planning Scheme Area (the Area), covering a total land area of about 70.79 ha, is surrounded by the Sai Kung East and Sai Kung West Country Parks and fronting Ko Tong Hau in the northeast.
- 3.2 With reference to the "Landscape Value Mapping of Hong Kong (2005)", the Area is characterized as "Wong Ma Tei Coastal Plain Landscape" and "Ko Tong Upper Valley Landscape" of high landscape and scenic value. The topography and landform, secondary woodland including native large mature trees and rare and protected plants, stream courses, ponds, coastal area including coastline and estuaries with mangroves, backshore vegetation and sandy shore in the Area, are significant landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character and has high landscape and scenic value (Figures 5a to 5g of **Appendix IV**).
- 3.3 Details of the land use considerations are contained in the Planning Report on Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung at **Appendix IV**. Some major issues in relation to the proposed zonings are stated in the following paragraphs.

4. Issues Arising from Consideration of the DPA Plan

- 4.1 During the exhibition period of the draft DPA Plan, a total of 277 representations and two comments were received. The major land use proposals raised by the representers are recapitulated below:
 - (a) 248 representations were submitted by the SKNRC, Indigenous Inhabitant Representatives (IIRs) and related organizations¹ as well as individuals mainly objecting to inadequate "Village Type Development" ("V") zone to meet the demand for village development, and proposing to expand the "V" zones to the adjoining areas and various zonings including "Recreation" ("REC") and "Agriculture" ("AGR") to facilitate recreational development; and
 - (b) 29 representations and two comments were submitted by green/concern groups² and individuals generally supporting the draft DPA Plan but considered the Small House demand forecast unrealistic and concerned about the environmental impacts of Small House developments. They proposed to limit the extent of the "V" zones, designate conservation zones for the environmentally sensitive areas, restrict house and agricultural uses, and incorporate the Area into the Country Park.
- 4.2 On 1.8.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations. It was agreed that detailed land use zonings would be worked out during the OZP preparation stage taking account of the

¹ Village Committees of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung together with Thomas Tsang Surveyors Limited.

² Green/concern groups include Friends of Hoi Ha, Green Sense, Kadoorie Farm & Botanic Garden Corporation, The Conservancy Association, The Hong Kong Bird Watching Society, World Wide Fund for Nature Hong Kong, Friends of Sai Kung, Designing Hong Kong Limited, Association for Geoconservation, Hong Kong (commenter).

results of relevant assessments on various aspects including Small House demand and developments, conservation value, the environmental and infrastructural constraints, and landscape character, etc. in consultation with relevant Government departments and stakeholders.

5. Object of the Plan

The object of the Plan is to indicate the broad land use zonings for the Area so that development and redevelopment within the Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.

6. The Planning Scheme Area (Plans 1 to 3) (Figures 5 and 6 of Appendix IV)

- 6.1 Surrounded by the Sai Kung East and Sai Kung West Country Parks on three sides and fronting Ko Tong Hau in the northeast, and comprising mainly woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore, the Area forms part of the wider natural environment of the Sai Kung countryside. The Area is characterized by coastal plain landscape and upper valley landscape, and has rich and significant landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character and has high landscape and scenic value.
- The Area comprises two sub-areas, i.e. the main portion bounded by Wong Ma Tei and Wong Chuk Long in the east and the west, and a small area at the eastern coast currently occupied by The Jockey Club Wong Shek Water Sports Centre. Most of the Area are vegetated hillslopes where Pak Tam Road passes through from the south to the northeast leading to Wong Shek Pier, a major pier providing ferry services to and from Tap Mun and Chek Keng. Pak Tam Road is the main road access to the Area and it branches off to Hoi Ha Road running to the further north. Four recognized villages (i.e. Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung) are situated at the foothills to the west and the Civil Aid Service Tai Tan Camp can be found near the end of Pak Tam Road.
- 6.3 According to the 2011 Population Census, the total population of the Area was estimated to be about 240. All the villages are well-populated and consist of a mixture of traditional one to two-storey pitched-roof houses and modern three-storey village houses. There are some ruins as well as some houses under construction in the villages. Two large permitted burial grounds are located on the hillslopes along the eastern fringe of the Area (**Plan 4**).

7. Development Proposals Received in the Course of Preparation of the Plan

7.1 Since the gazettal of the draft DPA Plan on 8.11.2013, a total of 79 section 16 planning applications for proposed house (New Territories Exempted House – Small House) within the "Unspecified Use" area have been received (as at 12.1.2016). Among these planning applications, 13 were approved with conditions, and eight were rejected by the Rural and New Town Planning

Committee (RNTPC) of the Board or the Board on review from May 2015 to January 2016 for the reasons that the application did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape impact on the surrounding areas; and approval of the application would set an undesirable precedent for other similar applications in the area, the cumulative impact of which would have adverse impacts on the natural environment and landscape character of the area. The latest four planning applications were rejected from July 2015 to January 2016 also for the reasons that the cumulative effect would result in adverse impacts on the infrastructure capacities and pre-determine the land use zonings of the OZP under preparation. Besides, there were 44 applications withdrawn by the applicants, and 14 planning applications which are yet to be considered by the RNTPC (details of the planning applications are summarized in Annex A and their locations are shown on Figure 11g of **Appendix IV**).

- 7.2 In the course of preparing the OZP, some views/proposals were received from concerned parties like green groups and villagers and they are set out below. On 22.10.2015, Kadoorie Farm & Botanic Garden Corporation (KFBG) made a submission which contains ecological information and proposals for the Area (**Appendix V**), including:
 - (a) the woodlands, watercourses and riparian zones, the mangroves and backshore vegetation, as well as the pond and associated marsh should be covered by an appropriate land use zoning such as the "Conservation Area" ("CA") zone, and should not be encroached by development zonings; and
 - (b) the Area, or areas of high conservation importance therein, should be incorporated into the Sai Kung Country Park.
- 7.3 A meeting with the SKNRC and villagers including the IIRs of the four recognized villages in the Area and the Resident Representatives of Ko Tong and Ko Tong Ha Yeung Villages³ was conducted on 26.10.2015 to exchange views on land use proposals (**Appendices VIa to VId**):
 - (a) They consider that "V" zones should be expanded on the basis of the number of indigenous villagers with entitlements under the Small House Policy and not be limited by the village 'environs' ('VEs');
 - (b) For Tai Tan, the "V" zones should cover the whole 'VE' and the adjoining area to its northeast;
 - (c) For Uk Tau, the "V" zone should be expanded to cover the area to the west and north of the village and designate some land for agricultural use;
 - (d) For Ko Tong, the private agricultural land to the north of the village should be designated as "V" zone whilst the extent of the mature (fung

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³ There is no Resident Representative of Tai Tan and Uk Tau Villages.

- shui) woodland to the north of the village should be reduced or abolished; and
- (e) For Ko Tong Ha Yeung, it is proposed to designate the private agricultural land to the south and northeast of the village as "V" zone, and the various pockets of land further south to the east of Pak Tam Road as "AGR" zone.
- 7.4 Planning assessment of the proposals is in **Appendix VII**. The views conveyed in these proposals have been taken into account in the preparation of the draft OZP and delineating the various land use zonings and the details are elaborated in the following paragraphs.

8. <u>Land Use Planning Considerations (Plan 4 and Figure 12 of Appendix IV)</u>

Conservation of Natural Environment (Figures 5, 9 and 10 of Appendix IV)

- 8.1 Surrounded by the country parks on three sides with a wide spectrum of natural habitats, the Area forms part of the wider natural environment of the Sai Kung countryside and is natural and rural in character with high landscape and scenic value.
- 8.2 The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species such as Pavetta hongkongensis (香港大沙葉), Aquilaria sinensis (土沉香) and Cibotium barometz (金毛狗) have been found in the Area (Figures 5a to 5c of Appendix IV). There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species e.g. Aquilaria sinensis (土沉香) and Pavetta hongkongensis (香港大沙葉) and plant species of conservation interest e.g. Balanophora harlandii (紅苳蛇菰) (Figures 5a and 5d of Appendix IV). A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species, Geissaspis cristata (睫苞豆) was recorded (Figures 5a, 5d and 5e of Appendix IV).
- 8.3 The Tai Tan Ecologically Important Stream (EIS) is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon Stiphodon atropurpureus (菲律賓枝牙鰕虎魚). The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity (Figures 5a and 5f of Appendix IV). The estuarine area near Tai Tan supports diverse mangrove fauna species and six mangrove species, including the uncommon Heritiera littoralis (銀葉樹) and serves as a habitat for diverse brackish fish species. The streams in the Area are largely natural except for some stream bank modifications near the existing villages. Their riparian zones are mainly covered by woodlands or shrublands consisting largely of common native species and some of which have regenerated from abandoned agricultural land. The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section (Figures 5a and 5g of Appendix IV).

In consultation with the Agriculture, Fisheries and Conservation Department (AFCD), it is proposed to designate the mature woodland to the northeast of the Ko Tong Village as "CA" zone, and the natural coastline with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area as "CPA" zone in order to reflect the ecological importance of these natural habitats and to provide adequate planning protection for these areas, whilst "GB" zoning would be appropriate to protect the natural and landscape character of the rest of the woodlands, shrublands, seasonally wet grassland, marsh, as well as streams including the Tai Tan EIS and their riparian zones and to provide a buffer between the village type developments and the Country Parks.

Government, Institution or Community (GIC) and Public Transport Facilities (Figures 6a, 6f, 6h and 6i of Appendix IV)

- 8.5 The major existing GIC facilities situated away from the village clusters in the Area include the public toilet at Ko Tong Ha Yeung, two refuse collection points at Wong Shek Pier and Ko Tong Ha Yeung, the telephone exchange, Civil Aid Service Tai Tan Camp and The Jockey Club Wong Shek Water Sports Centre. To reflect the existing uses, it is proposed to zone these facilities as "Government, Institution or Community" ("G/IC").
- 8.6 Wong Shek Pier is the major public transport facility located at the northeastern coast of the Area. To reflect its current use, it is proposed to zone the pier area as "Other Specified Uses" annotated "Pier' ("OU(Pier)").

Land for Agriculture and Recreation

- 8.7 At present, there are minimal agricultural activities in the Area. Although some scattered patches of shrubby grassland are considered to possess potential for agricultural rehabilitation, those adjoining the existing village clusters are either the subject of approved planning applications for Small House developments or outstanding Small House grant applications which are proposed to be zoned "V" to meet the Small House demand, whilst the remaining patches are largely situated in less accessible locations or amidst woodlands or shrublands which are proposed to be zoned "GB". Since 'Agricultural Use' is in general always permitted in the zonings such as "V" and "GB", there should be no hindrance to farming activities even not designating the "AGR" zone.
- 8.8 There are two major recreational facilities in the Area, namely The Jockey Club Wong Shek Water Sports Centre and the Public Rest Area and Lookout (comprising a picnic site, a barbecue area, a public toilet, Tai Tan Camp Site and Tai Tan Tree Walk). There are also a variety of recreational facilities in the nearby Sai Kung East and West Country Parks, including a network of hiking trails, quite a number of camp sites and barbecue sites and the Pak Tam Chung Visitor Centre. In view that the high conservation and landscape value of the Area should be protected and there are various recreational facilities in and near the Area, no "Recreation" zone is designated. Planning application for recreational development such as 'Holiday Camp' or 'Place of Recreation, Sports or Culture' in the "GB" zone could be considered by the Board on its

individual merits.

Land for Village Development (Figures 6, 7 and 10 of Appendix IV)

Tai Tan

8.9 The whole 'VE' of Tai Tan has an area of 5.24 ha and its majority with an area of 4.85 ha falls within the boundary of the draft OZP. The three existing village clusters are situated on the lower slopes along the coastal area at the eastern fringe of the 'VE'. Apart from the existing village houses, the land within the 'VE' mainly comprises woodland on the vegetated hillslopes in its northwestern part, an EIS and natural coastline with mangroves, marsh, backshore vegetation and sandy shore. Abandoned agricultural lands overgrown with trees and vegetation are scattered around the village clusters. Some of them in the woodland area are subject to recent vegetation clearance or suspected slope and site formation works (Figure 11d of **Appendix IV**).

Uk Tau

8.10 The whole 'VE' of Uk Tau has an area of 3.11 ha and its majority with an area of 2.82 ha falls within the boundary of the draft OZP. The existing village cluster is situated near the eastern boundary of the 'VE' accessible to Pak Tam Road and mainly surrounded by woodlands. The northern portion of the 'VE' is covered by woodland developed from abandoned agricultural land but its eastern part has recently been cleared of vegetation for a plant nursery. In the western part which is still wooded, ring-barking (i.e. the removal of the bark of a tree in a strip all the way around the trunk) has been observed and it may cause the trees to die (Figure 11f of **Appendix IV**).

Ko Tong

8.11 The whole 'VE' of Ko Tong has an area of 3.56 ha and falls within the boundary of the draft OZP. Apart from the two existing village clusters dominating its eastern portion, the land within the 'VE' mainly comprises woodlands on the vegetated hillslopes, a flat-topped vegetated knoll and water stream. Patches of abandoned agricultural lands are found along the main stream in the southern part and the northwestern fringe of the 'VE', which have overgrown with vegetation but some have been recently cleared. Woodland clearance, including an "unauthorized" track on Government land formed before the first gazettal of the draft DPA Plan in 2013, is also observed in this area (Figure 11e of **Appendix IV**).

Ko Tong Ha Yeung

- 8.12 The whole 'VE' of Ko Tong Ha Yeung has an area of 2.74 ha and its majority with an area of 1.81 ha falls within the boundary of the draft OZP. The existing village cluster occupies the elongated area in the southeastern part of the 'VE' which is relatively flat and abutting Pak Tam Road. The other land within the 'VE' mainly comprises woodland on vegetated hillslopes and patches of abandoned agricultural lands in the southwestern corner.
- 8.13 Some areas within or near the village clusters in Tai Tan, Uk Tau and Ko Tong

Ha Yeung are overlooked by steep natural hillside. Natural terrain hazard studies may be required for future development to address the geotechnical constraints. Expansion of the "V" zones into the adjoining areas, which meet the Alert Criteria for Natural Terrain Hazard Studies, is objected from the geotechnical perspective.

8.14 As the recognized villages in the Area are well-populated and the development pressure exists, disturbances to the natural environment are observed at various locations mainly inside the 'VEs' of Tai Tan, Uk Tau and Ko Tong as mentioned in paragraphs 8.9 to 8.11 above during the past two years, and there are also ongoing land control and planning enforcement actions in Ko Tong and Ko Tong Ha Yeung (Figures 11c to 11f of **Appendix IV**).

<u>Table 1: Small House Demand for the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung</u>

Area in 2013 and 2016

Village	Small House Demand Figure in 2013		Small House Demand Figure in 2016		'VE' Area	"V" Zone on	Required Land to	Land to	Percentage of the New
	Outstanding Demand		Demand	10-year Forecast (2015- 2024) (1)	('VE' Area in Draft OZP) (ha)	Draft OZP (ha)	Meet New Demand (ha)	Meet New Demand Figure (ha)	Demand met by Available Land (%)
Tai Tan	10	Nil (2)	33	38	5.24 (4.85)	1.43	1.78	0.48 (19 Small Houses)	27%
Uk Tau	46	Nil (2)	45	45	3.11 (2.82)	1.07	2.25	0.53 (21 Small Houses)	24%
Ko Tong	18	105	31	192	3.56 (3.56)	2.11	5.58	0.79 (32 Small Houses)	14%
Ko Tong Ha Yeung	10	99	11	139	2.74 (1.81)	0.79	3.75	0.17 (7 Small Houses)	5%
Total	84	204	120	414	14.65 (13.04)	5.40	13.35	1.97 (79 Small Houses)	15%

Note:

- (1) The figure of 10-year Small House demand (with breakdown on the number of eligible male indigenous inhabitants currently aged 18 and to be aged 18 in the future ten years who will apply for Small House grants and those living in Hong Kong and the overseas) is estimated and provided by the IIRs of the respective villages and the information so obtained is not verified in any way by DLO/TP, LandsD.
- (2) No relevant figures were provided by the respective IIRs.
 - 8.15 According to the 2011 Population Census, the total population of the Area was estimated to be about 240. As advised by the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) (as at 12.1.2016), there are 120 outstanding Small House applications in the Area (including 33 in Tai Tan, 45 in Uk Tau, 31 in Ko Tong and 11 in Ko Tong Ha Yeung) and the total of the latest 10-year Small House demand forecasts provided and justified by the respective IIRs is 414 (including 38 in Tai Tan, 45 in Uk Tau, 192 in Ko Tong and 139 in Ko Tong Ha Yeung). Based on PlanD's preliminary estimate, land required for

meeting the Small House demand of 534 is about 13.35 ha (**Table 1**).

- 8.16 Given the natural environment, its ecological and landscape value coupled with its potential natural terrain landslide hazards, and in view of the recent disturbances to the natural environment in the Area, an incremental approach for designation of "V" zones for Small House development has been adopted with an aim to confining Small House development at suitable locations so as to avoid or deter undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. Discounting the surrounding environmentally sensitive areas, including woodlands, shrublands, seasonally wet grassland, marsh, streams, mangroves, backshore vegetation and sandy shore which should be protected, a total of about 5.40 ha of land is covered by "V" zones (including 1.43 ha in Tan Tan, 1.07 ha in Uk Tau, 2.11 ha in Ko Tong and 0.79 ha in Ko Tong Ha Yeung). There is an increase of 2.36 ha in the area of the "V" zones as compared with that on the draft DPA Plan (i.e. 3.04 ha). The areas reserved for Small House development mainly cover the existing village clusters and their adjoining areas. Within the proposed "V" zones, a total of about 1.97 ha of land is available, equivalent to about 79 Small House sites (including about 19 in Tan Tan, 21 in Uk Tau, 32 in Ko Tong and 7 in Ko Tong Ha Yeung), capable of meeting about 15% of the total Small House demand for 534 Small Houses (about 27% in Tan Tan, 24% in Uk Tau, 14% in Ko Tong and 5% in Ko Tong Ha Yeung) (**Table 1**).
- 8.17 While land zoned "V" is insufficient to meet the Small House demand in the Area, as advised by DLO/TP, LandsD, cross-village applications within the same Heung might be considered under the current land administrative practice. The planning application system provides another measure for the villagers to apply for Small House development outside the "V" zones subject to the Board's approval.

Infrastructural Considerations

8.18 In consultation with the relevant Government departments, infrastructural considerations for the proposed developments in the Area are set out below.

Transportation

8.19 Pak Tam Road and Hoi Ha Road are single two carriageways largely falling within the Country Parks with restricted access⁴, the possible traffic generated by the proposed developments in the "V" zones is considered minimal and could be tolerable.

Sewerage

8.20 There is no existing or planned public sewer in the Area. The proposed "V" zones should be kept to a minimum and substantial expansion of "V" zones is not desirable. For Small House development, the septic tank and soakaway

⁴ Vehicular permits issued by the Country and Marine Parks Authority or other relevant departments are required for bringing vehicles beyond the barrier gate located at Pak Tam Chung.

system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 – "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person, in particular on the aspects of clearance distances from sensitive water bodies and percolation test requirements, for the protection of the water quality of the Area.

Other Infrastructure and Utility Services

8.21 The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villages in the Area. However, there is no existing or planned public drainage facility in the Area. Relevant works departments would keep in view the need for infrastructure in future subject to resources availability.

9. Planning Intention

- 9.1 The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Country Parks.
- 9.2 Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

10. Land Use Zonings

- 10.1 "Village Type Development" ("V"): Total Area 5.40 ha
 - 10.1.1 The planning intention of this zone is to designate both the existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
 - 10.1.2 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are four recognized villages in the Area. The boundaries of the "V" zones are drawn up having regard to the 'VEs', the number of outstanding Small House application, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses

and burial grounds have been avoided as far as possible.

- 10.1.3 As diversion of streams or filling of pond 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- In accordance with the Environment, Transport and Works Burreau's 10.1.4 Technical Circular (Works) No. 5/2005 "Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works", under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department (LandsD), when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, Environmental Protection Department (EPD) and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications. Such requirement has been stated in the ES.
- 10.1.5 The Area is overlooked by steep natural hillside and may be affected by potential natural terrain landslide hazards. For future development within the Area, particularly in or near the village clusters in Tai Tan, Uk Tau and Ko Tong Ha Yeung, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.
- 10.1.6 There is no existing or planned public sewer for the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Persons (ProPECC PN) 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", for the protection of the water quality of the Area.

10.2 "Government, Institution or Community" ("G/IC"): Total Area 1.77 ha

- 10.2.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 10.2.2 The major existing GIC facilities under this zone include the public toilet at Ko Tong Ha Yeung, two refuse collection points at Wong Shek Pier and Ko Tong Ha Yeung, the telephone exchange, Civil Aid Service

Tai Tan Camp and The Jockey Club Wong Shek Water Sports Centre.

10.3 Other Specified Uses ("OU"): Total Area 0.08 ha

This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one "OU" zone on the Plan, which is annotated 'Pier' and covers the major existing public transport facility in the Area, namely Wong Shek Pier.

10.4 "Green Belt" ("GB"): Total Area 60.21 ha

- 10.4.1 The planning intention of this 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.
- The "GB" zone comprises mainly woodlands, shrublands, seasonally wet grassland, marsh as well as streams including the Tai Tan EIS and their riparian zones. It can provide a buffer between the village type developments and the country parks and conserve the natural and landscape character of the Area. The streams are largely natural except for some stream bank modifications near the existing villages. The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon *Stiphodon atropurpureus* (菲律賓枝 牙鰕虎魚). The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species *Geissaspis cristata* (睫苞豆) was recorded.
- 10.4.3 The "GB" zone also comprises the small portions of the permitted burial grounds along the eastern and southeastern fringes of the Area. They have been in existence for many years, and are considered as existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.
- 10.4.4 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.
- 10.4.5 As diversion of streams, filling of land/pond 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

10.5 "Conservation Area" ("CA"): Total Area 0.57 ha

- 10.5.1 This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 10.5.2 The "CA" zone covers the mature woodland to the northeast of the Ko Tong Village which supports some protected plant species e.g. *Aquilaria sinensis* (土沉香) and *Pavetta hongkongensis* (香港大沙葉) and plant species of conservation interest e.g. *Balanophora harlandii* (紅苳蛇菰).
- 10.5.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan.
- 10.5.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10.6 "Coastal Protection Area" ("CPA"): Total Area 2.53 ha

- 10.6.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landforms or areas 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.
- This zone mainly covers the coastal area along Ko Tong Hau. It primarily consists of natural coastline with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section, which supports diverse mangrove fauna species and six mangrove species, including the uncommon *Heritiera littoralis* (銀葉樹). The estuarine area also serves

as a habitat for diverse brackish fish species. This zone can also provide a buffer between the adjoining village area and the marine environment.

- 10.6.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 10.6.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.
- 10.7 The proposed land use pattern of the Area is shown in Figure 12 at **Appendix IV.** Detailed land use proposals of the Area are set out in paragraph 9 of the ES (**Appendix III**).
- 10.8 A comparison of land use zonings on the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/2 and the draft OZP No. S/NE-TT/B is shown in the table below:

Land Use	Area on approved DPA Plan	Area on the Draft OZP
Zoning		
"V"	3.04 ha (4.29%)	5.40 ha (7.63%)
"Unspecified"	67.75 (95.71%)	-
"G/IC"	-	1.77 ha (2.50%)
"OU"	-	0.08 ha (0.11%)
"GB"	-	60.21 ha (85.05%)
"CA"	-	0.57 ha (0.81%)
"CPA"	-	2.53 ha (3.57%)
Road	-	0.23 ha (0.33%)
Total	70.79 ha	70.79 ha

11. Notes of the Plan

11.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and other uses for which planning permission from the Board should be sought. The provision for application for planning permission under section 16 of the Ordinance allows flexibility in land use planning and control of development to meet the changing needs. To provide flexibility for development with design adapted to the characteristics of particular sites, minor relaxation of the specific development restriction(s) stated in the Notes for particular zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

11.2 The draft Notes are formulated on the basis of the latest set of Master Schedule of Notes (MSN) endorsed by the Board.

12. Consultation

- 12.1 Prior to the preparation of the draft OZP, the major stakeholders have been approached for their views/proposals. Views from KFBG, the SKNRC and IIRs of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Villages have been incorporated where appropriate. The draft OZP together with its Notes and ES as well as the Planning Report have been circulated to the relevant Government bureaux and departments for comments. Comments received have been incorporated into the draft OZP, its Notes and ES as well as the Planning Report as appropriate.
- 12.2 Subject to the agreement of the Board, the draft OZP No. S/NE-TT/B will be submitted to the TPDC and SKNRC for consultation. Comments from the TPDC and SKNRC will be submitted to the Board for consideration prior to the publication of the draft OZP under section 5 of the Ordinance.

13. <u>Decision Sought</u>

Members are invited to:

- (a) agree that the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B (**Appendix I**) together with its Notes (**Appendix II**) are suitable for consultation with the TPDC and SKNRC:
- (b) agree that the ES (**Appendix III**) is suitable to serve as an expression of the planning intentions and objectives of the Board for various land use zonings of the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B and the ES should be issued under the name of the Board; and
- (c) agree that the ES (**Appendix III**) is suitable for consultation with the TPDC and SKNRC together with the draft OZP.

14. Attachments

Plan 1	Planning Scheme Area of the Draft Tai Tan, Uk Tau, Ko Tong and Ko
	Tong Ha Yeung OZP
Plan 2	Aerial Photo of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung
Plan 3	Village Environs and Existing Physical Features of Tai Tan, Uk Tau,
	Ko Tong and Ko Tong Ha Yeung
Plan 4	Development Constraints and Proposed Land Uses

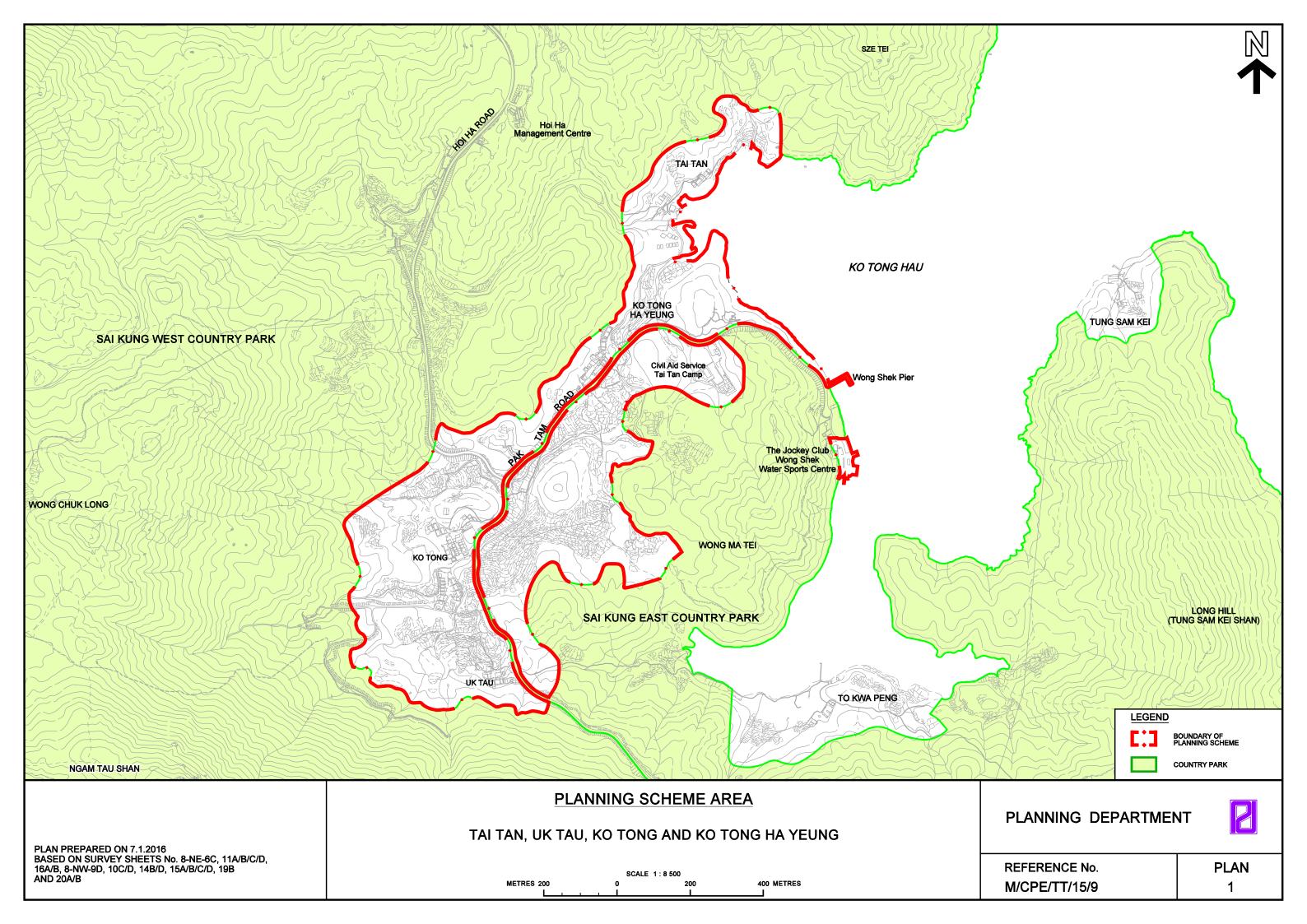
Appendix I Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B

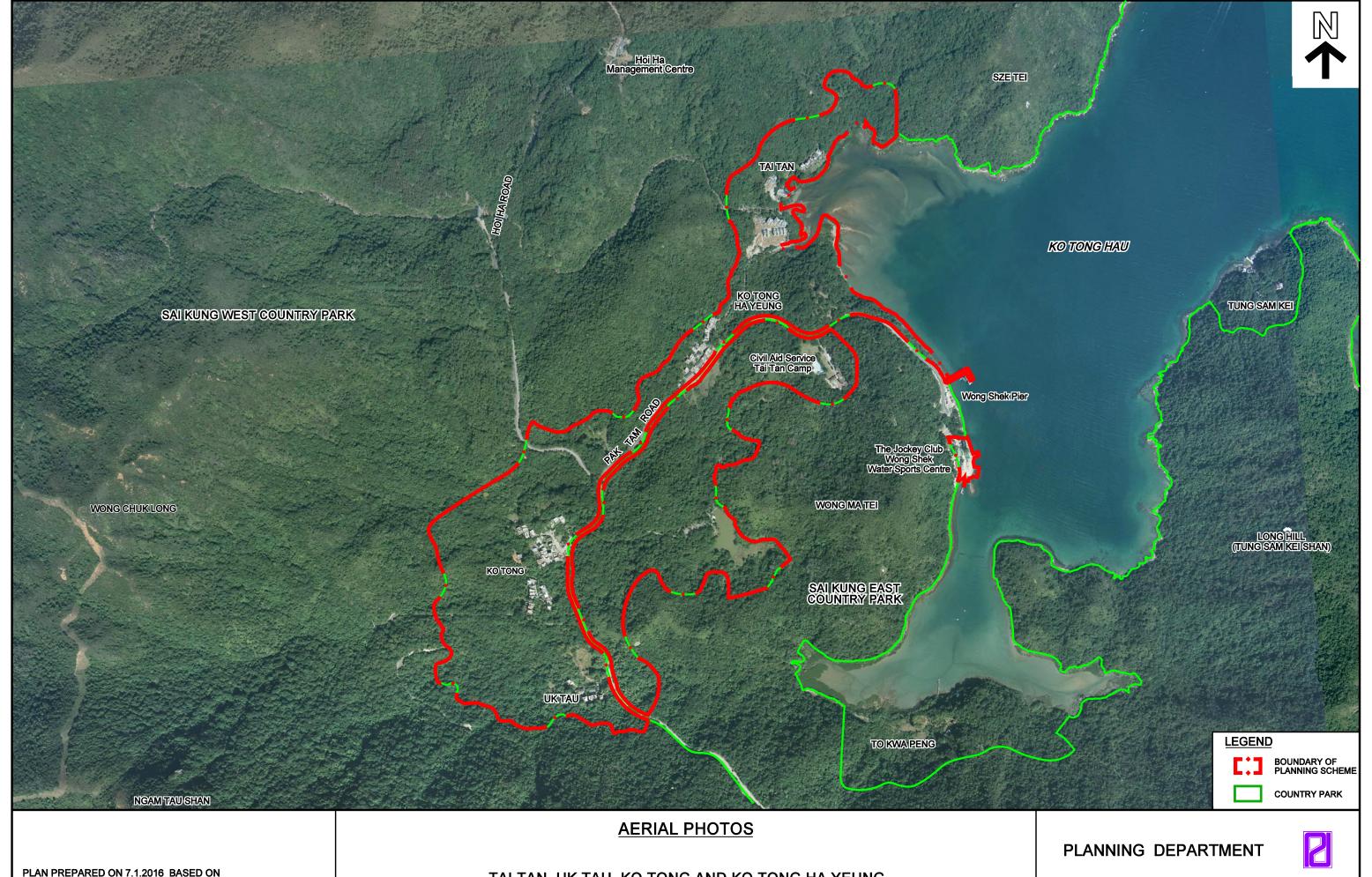
Appendix II Notes of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B

Appendix III Explanatory Statement of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B

Appendix IV Planning Report on Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Proposal by the Kadoorie Farm & Botanic Garden Corporation Proposals by the Indigenous Inhabitant Representatives of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Planning Assessment on the Development Proposals received in the Course of Preparation of the Plan

PLANNING DEPARTMENT FEBRUARY 2016



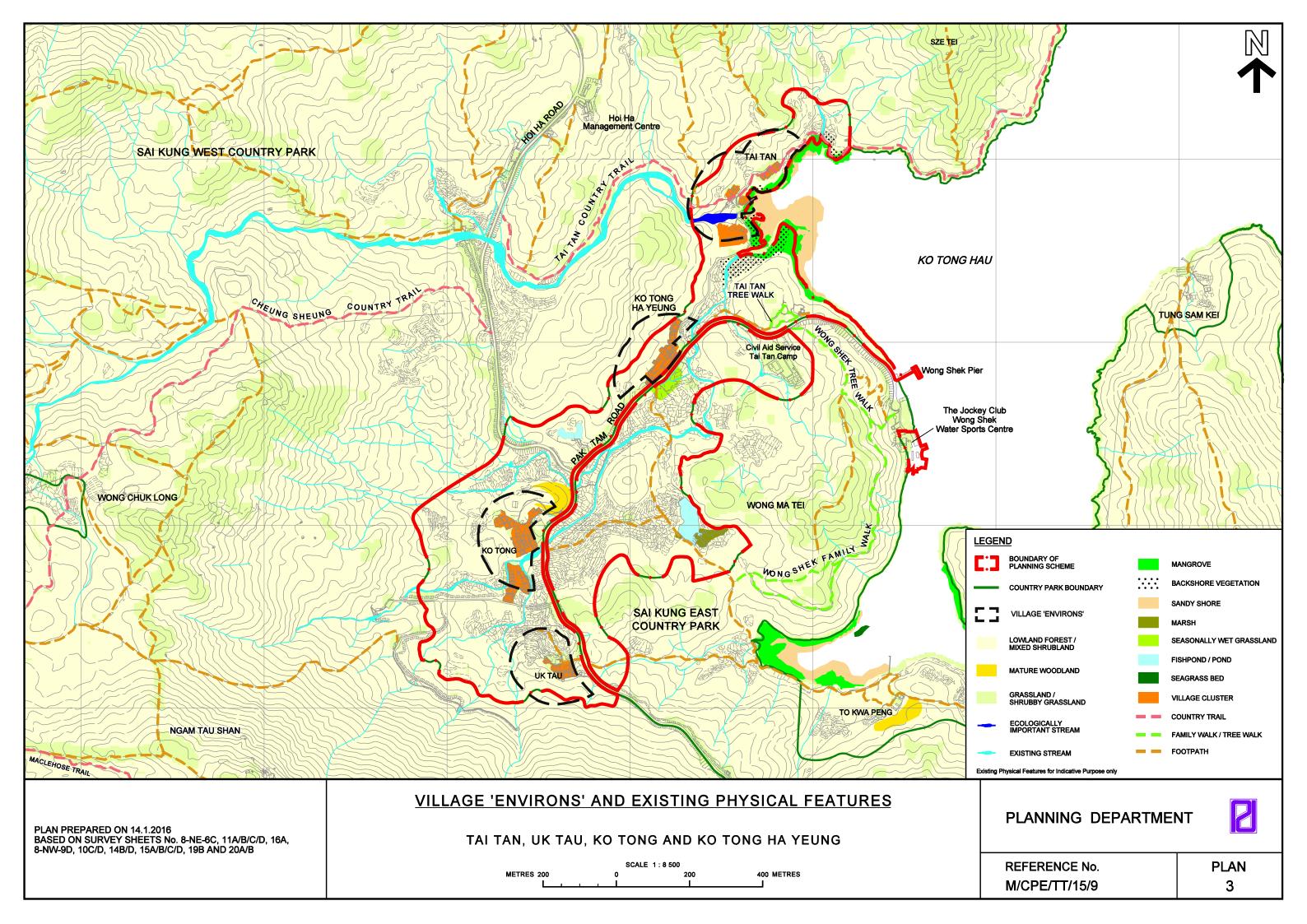


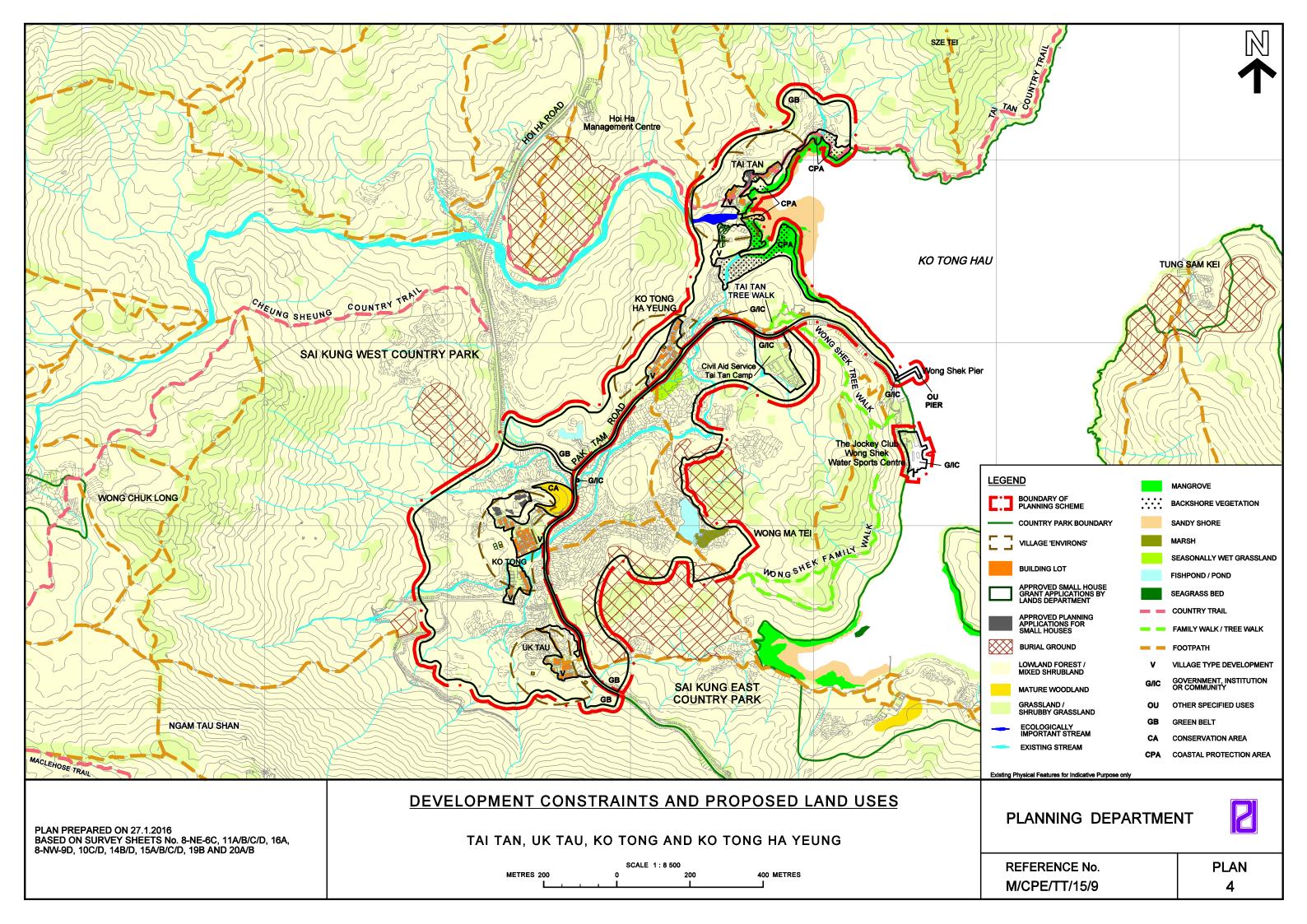
PLAN PREPARED ON 7.1.2016 BASED ON AERIAL PHOTOS No. CW11487, CW11626 AND CW11628 TAKEN ON 14.1.2015 BY LANDS DEPARTMENT

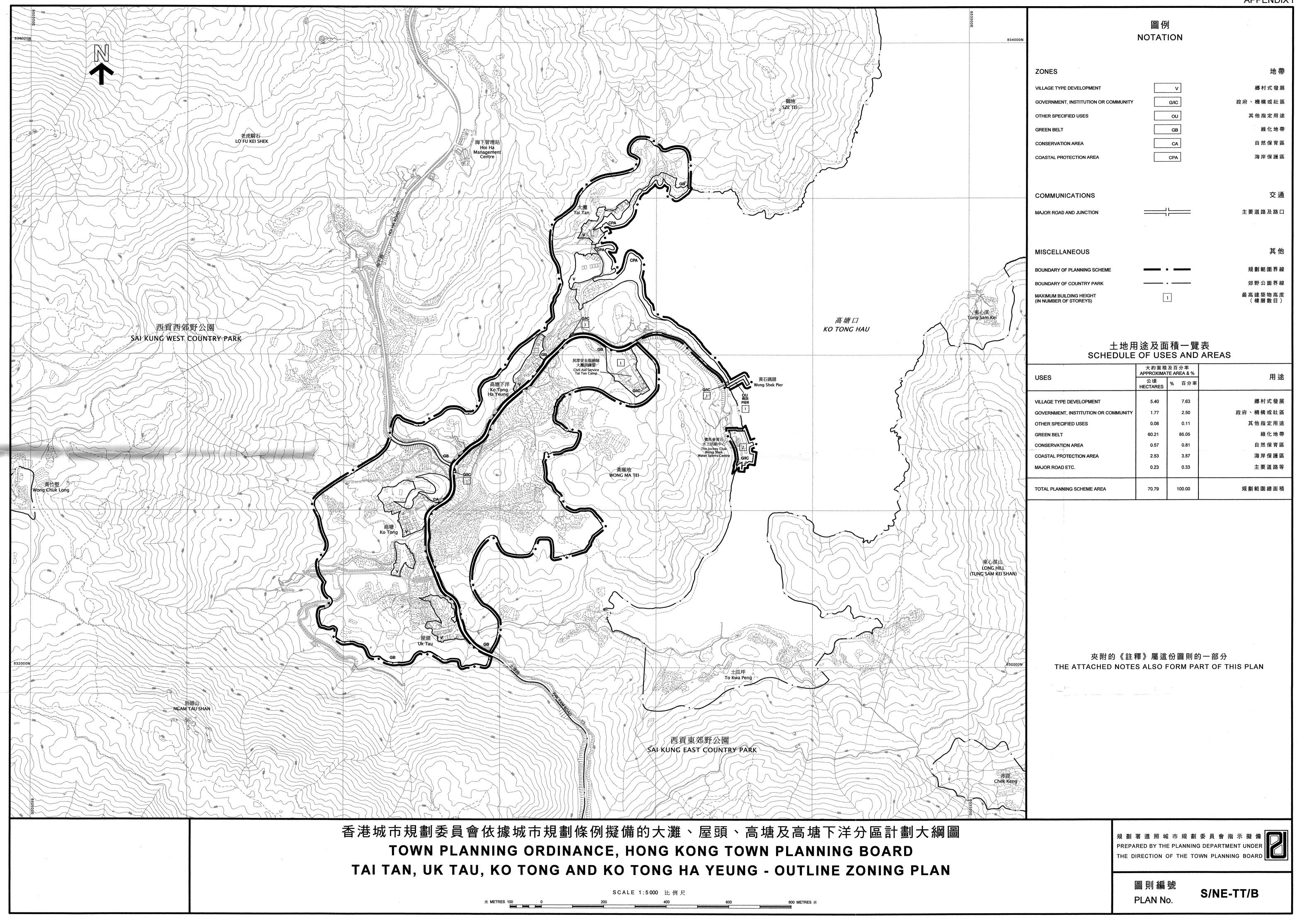
TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

REFERENCE No. M/CPE/TT/15/9

PLAN 2







DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG OUTLINE ZONING PLAN NO. S/NE-TT/B

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

NOTES

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

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.

- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (7) Road junctions, alignment of roads and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned "Conservation Area" or "Coastal Protection Area":
 - (a) maintenance, repair or demolition of a building;
 - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or layby, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
 - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
 - (e) rebuilding of New Territories Exempted House;
 - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
 - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned "Conservation Area" or "Coastal Protection Area",
 - (a) the following uses or developments are always permitted:
 - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
 - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

- (iii) provision of amenity planting by Government; and
- (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

(11) (a) Except in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG OUTLINE ZONING PLAN NO. S/NE-TT/A

Schedule of Uses

	<u>Page</u>
VILLAGE TYPE DEVELOPMENT	. 1
GOVERNMENT, INSTITUTION OR COMMUNITY	3
OTHER SPECIFIED USES	5 .
GREEN BELT	6
CONSERVATION AREA	8
COASTAL PROTECTION AREA	10

VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

Agricultural Use

Government Use (Police Reporting Centre,

Post Office only)

House (New Territories Exempted House only)

On-Farm Domestic Structure

Religious Institution (Ancestral Hall only)

Rural Committee/Village Office

Burial Ground

Eating Place

Flat

Government Refuse Collection Point

Government Use (not elsewhere specified) #

Hotel (Holiday House only)

House (not elsewhere specified)

Institutional Use (not elsewhere specified) #

Market

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

Public Transport Terminus or Station

Public Utility Installation #

Public Vehicle Park

(excluding container vehicle)

Religious Institution (not elsewhere specified) #

Residential Institution #

School#

Shop and Services

Social Welfare Facility #

Utility Installation for Private Project

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

Eating Place Library School Shop and Services

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)

Planning Intention

The planning intention of this zone is to designate both the existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (c) Any diversion of streams or filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

Ambulance Depot

Animal Quarantine Centre

(in Government building only)

Broadcasting, Television and/or Film Studio

Eating Place (Canteen,

Cooked Food Centre only)

Educational Institution

Exhibition or Convention Hall

Field Study/Education/Visitor Centre

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hospital

Institutional Use (not elsewhere specified)

Library

Market

Place of Recreation, Sports or Culture

Public Clinic

Public Convenience

Public Transport Terminus or Station

Public Utility Installation

Public Vehicle Park

(excluding container vehicle)

Recyclable Collection Centre

Religious Institution

Research, Design and Development Centre

Rural Committee/Village Office

School

Service Reservoir

Social Welfare Facility

Training Centre

Wholesale Trade

Animal Boarding Establishment

Animal Quarantine Centre

(not elsewhere specified)

Columbarium

Correctional Institution

Crematorium

Driving School

Eating Place (not elsewhere specified)

Funeral Facility

Holiday Camp

Off-course Betting Centre

Office

Petrol Filling Station

Place of Entertainment

Private Club

Radar, Telecommunications Electronic

Microwave Repeater, Television

and/or Radio Transmitter Installation

Residential Institution

Sewage Treatment/Screening Plant

Shop and Services

Utility Installation for Private Project

Zoo

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Planning Intention

This zone 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, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OTHER SPECIFIED USES

For "Pier" Only

Column 1 Uses always permitted Column 2
Uses that may be permitted with or without conditions on application to the Town Planning Board

Pier
Public Convenience

Eating Place Government Use Marine Fuelling Station Public Utility Installation Shop and Services

Planning Intention

This zone is intended primarily to provide land for pier use.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height in terms of number of storeys as stipulated on the Plan, or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

Column 1 Uses always permitted

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

Agricultural Use
Barbecue Spot
Government Use (Police Reporting
Centre only)
Nature Reserve
Nature Trail
On-Farm Domestic Structure
Picnic Area
Public Convenience
Tent Camping Ground
Wild Animals Protection Area

Animal Boarding Establishment Broadcasting, Television and/or Film Studio **Burial Ground** Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation

GREEN BELT (Cont'd)

Column 1 Uses always permitted

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

Religious Institution
Residential Institution
Rural Committee/Village Office
School
Service Reservoir
Social Welfare Facility
Utility Installation for Private Project

Planning Intention

The planning intention of this 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.

Remarks

Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

CONSERVATION AREA

Column 1 Uses always permitted

Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

Agricultural Use (other than Plant Nursery) Nature Reserve Nature Trail On-Farm Domestic Structure Wild Animals Protection Area Field Study/Education/Visitor Centre
Government Refuse Collection Point
Government Use (not elsewhere specified)
House (Redevelopment only)
Public Convenience
Public Utility Installation
Radar, Telecommunications Electronic
Microwave Repeater, Television
and/or Radio Transmitter Installation

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

CONSERVATION AREA (Cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

Column 1 Uses always permitted

Column 2
Uses that may be permitted with or without conditions on application to the Town Planning Board

Agricultural Use (other than Plant Nursery)
Nature Reserve
Nature Trail
On-Farm Domestic Structure
Wild Animals Protection Area

Field Study/Education/Visitor Centre
Government Use
House (Redevelopment only)
Public Convenience
Public Utility Installation
Radar, Telecommunications Electronic
Microwave Repeater, Television
and/or Radio Transmitter Installation

Planning Intention

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG OUTLINE ZONING PLAN NO. S/NE-TT/B

EXPLANATORY STATEMENT

DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG OUTLINE ZONING PLAN NO. S/NE-TT/B

EXPLANATORY STATEMENT

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DRAFT TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG OUTLINE ZONING PLAN NO. S/NE-TT/B

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

EXPLANATORY STATEMENT

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

1. <u>INTRODUCTION</u>

This Explanatory Statement is intended to assist an understanding of the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan (OZP) No. S/NE-TT/B. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land-use zonings of the Plan.

2. <u>AUTHORITY FOR THE PLAN AND PROCEDURE</u>

- 2.1 On 14 July 2011, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a Development Permission Area (DPA) Plan for the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung area.
- 2.2 On 8 November 2013, the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, a total of 277 representations were received. On 7 February 2014, the Board published the representations for public comment for three weeks and a total of two comments were received. After giving consideration to the representations and comments on 1 August 2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 2.3 On 4 November 2014, the CE in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan, which was subsequently renumbered as DPA/NE-TT/2. On 14 November 2014, the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/2 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.4 On 22 December 2015, under the power delegated by the CE, the SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung area.

2.5 On ______ 2016, the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B (the Plan) was exhibited for public inspection under section 5 of the Ordinance.

3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land-use zonings for the area of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung so that development and redevelopment within the area of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the road alignments and boundaries between the land-use zones may be subject to minor alterations as detailed planning proceeds.

4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area (the Area) and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land-use planning and control of development to meet the changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at http://www.info.gov.hk/tpb/.

5. THE PLANNING SCHEME AREA

- 5.1 The Area, covering a total land area of about 70.79 ha, is surrounded by the Sai Kung East and Sai Kung West Country Parks and fronting Ko Tong Hau in the northeast. The boundary of the Area is shown by a heavy broken line on the Plan.
- 5.2 Surrounded by the country parks on three sides, and comprising mainly woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore, the Area forms part of the wider natural environment of the Sai Kung countryside. The Area is characterized by coastal plain landscape and upper valley landscape, and has rich and significant

landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character and has high landscape and scenic value.

- The Area comprises two sub-areas, i.e. the main portion bounded by Wong Ma Tei and Wong Chuk Long in the east and the west, and a small area at the eastern coast currently occupied by The Jockey Club Wong Shek Water Sports Centre. Pak Tam Road is the main road access to the Area which passes through from the south to the northeast leading to Wong Shek Pier, a major pier providing ferry services to and from Tap Mun and Chek Keng, and branches off near Ko Tong to Hoi Ha Road running to the further north. Four recognized villages (i.e. Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung) are situated at the foothills to the west and the Civil Aid Service Tai Tan Camp can be found near the end of Pak Tam Road.
- 5.4 In the northern part of the Area, Tai Tan Village comprises three village clusters on the lower slopes along the coastal area of Ko Tong Hau and is flanked by a woodland on the vegetated hillslopes to the northwest. The Tai Tan Ecologically Important Stream (EIS) together with the main stream in the Area (traversing the Area from the southwest to the northeast) flow from the west to the east in the southern part of the village. To the further south of Tai Tan Village is Ko Tong Ha Yeung Village, which is an elongated house cluster sandwiched between a woodland on the vegetated hillslopes on the northwest and Pak Tam Road on the southeast. Along Pak Tam Road to the south is Ko Tong Village which comprises two village clusters surrounded by a flat-topped vegetated knoll partly covered with mature woodland to the north and woodland on vegetated hillslopes to the west, and separated by a stream flowing along the eastern, western and northern edges of the village cluster in the south. Uk Tau Village is situated in the southern end of the Area near Pak Tam Road and is surrounded mainly by woodlands but an area covered mainly with grasses, nursery plants, shrubs and some trees can be found to the northeast.
- All the villages are well-populated and consist of a mixture of traditional one to two-storey pitched-roof houses and modern three-storey village houses. There are some ruins as well as some houses under construction in the villages. Two large permitted burial grounds are located on the hillslopes along the eastern fringe of the Area.

6. **POPULATION**

According to the 2011 Population Census, the total population of the Area was estimated to be about 240. It is expected that the total planned population of the Area would be about 870 persons mainly attributed to village expansion.

7. <u>OPPORTUNITIES AND CONSTRAINTS</u>

7.1 Opportunities

7.1.1 Conservation and Natural Landscape

Surrounded by the country parks on three sides, and comprising mainly woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore, the Area forms part of the wider natural environment of the Sai Kung countryside. The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species have been found in the Area, while most of the animals recorded therein are common and widespread in Hong Kong. There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species and plant species of conservation interest. A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species was recorded. The streams are largely natural except for some stream bank modifications near the existing villages. The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species. The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity. The estuarine area near Tai Tan supports diverse mangrove fauna species and six mangrove species and serves as a habitat for diverse brackish fish species. The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section. The Area is characterized by coastal plain landscape and upper valley landscape, and has rich and significant landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character, and has high landscape and scenic value. It is worthy of conservation while the scale of the village development should be compatible with the surrounding landscape and rural setting.

7.1.2 Tourism and Recreation Potential

The major recreational facilities in the Area include The Jockey Club Wong Shek Water Sports Centre and the Public Rest Area and Lookout (comprising a picnic site, a barbecue area, a public toilet, Tai Tan Camp Site and Tai Tan Tree Walk). There are also a variety of recreational facilities in the nearby Sai Kung East and West Country Parks, including a network of hiking trails (such as Tai Tan Country Trail to Hoi Ha, Wong Shek Tree Walk and Family Walk), quite a number of camp sites and barbecue sites (including the Wong Shek Barbecue Area near Wong Shek Pier) and the Pak Tam Chung Visitor Centre.

7.1.3 Agriculture Potential

There are minimal agricultural activities in the Area but some scattered patches of shrubby grassland are considered to possess potential for agricultural rehabilitation.

7.2 Constraints

7.2.1 Ecological Significance

The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species such as Pavetta hongkongensis (香港大沙葉), Aquilaria sinensis (土沉香) and Cibotium barometz (金毛狗) have been found in the Area. There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species e.g. Aquilaria sinensis (土沉香) and Pavetta hongkongensis (香港大沙葉) and plant species of conservation interest e.g. Balanophora harlandii (紅苳蛇菰). A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species Geissaspis cristata (睫苞豆) was recorded. The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon Stiphodon atropurpureus (菲律賓枝牙鰕虎魚). The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity. The estuarine area near Tai Tan supports diverse mangrove fauna species and six mangrove species, including the uncommon Heritiera littoralis (銀葉樹). It also serves as a habitat for diverse brackish fish species. The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section. Cerbera manghas (海杧果), Pandanus tectorius (露 兜樹) and Paliurus ramosissimus (馬甲子) are found in the backshore vegetation area. From the nature conservation developments that may adversely affect the natural character and the ecologically sensitive areas will not be recommended.

7.2.2 Landscape Character

With reference to the "Landscape Value Mapping of Hong Kong (2005)", the Area is characterized as "Wong Ma Tei Coastal Plain Landscape" and "Ko Tong Upper Valley Landscape" of high landscape and scenic value. The topography and landform, secondary woodland including native large mature trees and rare and protected plants, stream courses, ponds, coastal area including coastline and estuaries with mangroves, backshore vegetation and sandy shore in the Area, are significant landscape resources with high landscape sensitivity. In

general, the Area is natural and rural in character and has high landscape and scenic value. From the landscape planning perspective, any large scale development with associated utilities installation and slope formation work is not compatible with the existing landscape context. Comprehensive statutory planning control on the future development is recommended in order to preserve the various types of landscape resources. Furthermore, sufficient buffer zone should be provided to significant landscape resources in the Area.

7.2.3 Burial Grounds

Two large permitted burial grounds are located on the hillslopes, one is to the northeast of Ko Tong and another one to the northeast of Uk Tau along the eastern fringe of the Area. Whilst the majority of the burial grounds lies outside the Area and within the Country Park, their western and northern parts fall within the Area and is not suitable for any development.

7.2.4 <u>Transportation</u>

At present, the Area is accessible mainly by Pak Tam Road (falling within the Sai Kung East Country Park with restricted access i.e. vehicle permits issued by the Country and Marine Parks Authority or other relevant departments are required for bringing vehicles beyond the barrier gate located at Pak Tam Chung) and by marine access via Wong Shek Pier (a major pier serving Long Harbour (Tai Tan Hoi) providing ferry services to and from Tap Mun and Chek Keng). There is a bus terminus at Wong Shek Pier providing bus services to and from Sai Kung Town and Diamond Hill Mass Transit Railway Station. These two facilities serve as a transport connection point between the urban area and outlying places. A short section of Hoi Ha Road falls within the middle part of the Area, branching off Pak Tam Road and connecting to Hoi Ha. It is also accessible by Tai Tan Country Trail connecting to Hoi Ha and a footpath connecting to To Kwa Peng. There is also a jetty in Tai Tan. All the villages in the Area are served by vehicular access either directly from or via slip road/local access connecting with Pak Tam Road.

7.2.5 Sewerage

There is no existing or planned public sewer in the Area. Any increase in population or number of visitors to the Area or further recreation/residential developments will require additional facilities.

7.2.6 Other Infrastructure and Utility Services

The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villages in the Area. However, there is no existing or planned public drainage facility in the Area.

7.2.7 Geotechnical Constraint

The Area is overlooked by steep natural hillside and may be affected by potential natural terrain landslide hazards. For future development within the Area, particularly in or near the village clusters in Tai Tan, Uk Tau and Ko Tong Ha Yeung, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

8. GENERAL PLANNING INTENTION

- 8.1 The Area forms an integral part of the natural system of the adjoining Sai Kung East and Sai Kung West Country Parks with a wide spectrum of natural habitats including, inter alia, woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore which should be preserved and protected. In general, the Area is natural and rural in character and has high landscape and scenic value. The general planning intention of the Area is to protect its high conservation and landscape value which complements the overall naturalness and the landscape beauty of the surrounding Country Parks.
- 8.2 Apart from the environmental and ecological considerations, development in the Area is constrained by limited transport and infrastructural provisions. It is also intended to consolidate village development so as to avoid undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area.

9. LAND-USE ZONINGS

- 9.1 "Village Type Development" ("V"): Total Area 5.40 ha
 - 9.1.1 The planning intention of this zone is to designate both the existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
 - 9.1.2 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are four recognized villages in the Area. The boundaries of the "V" zones are

drawn up having regard to the 'VEs', the number of outstanding Small House application, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.

- 9.1.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 9.1.4 As diversion of streams or filling of pond 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- 9.1.5 In accordance with the Environment, Transport and Works Burreau's Technical Circular (Works) No. 5/2005 "Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works", under the current administrative practice, development proposals/submissions that may affect natural streams/rivers, the approving/processing authorities at various stages of the development should consult and collate comments from the AFCD and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, Lands Department (LandsD), when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, Environmental Protection Department (EPD) and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.
- 9.1.6 The Area is overlooked by steep natural hillside and may be affected by potential natural terrain landslide hazards. For future development within the Area, particularly in or near the village clusters in Tai Tan, Uk Tau and Ko Tong Ha Yeung, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.
- 9.1.7 There is no existing or planned public sewer for the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and

regulations, such as EPD's Practice Note for Professional Persons (ProPECC PN) 5/93 – "Drainage Plans subject to Comment by the Environmental Protection Department", for the protection of the water quality of the Area.

9.2 "Government, Institution or Community" ("G/IC"): Total Area 1.77 ha

- 9.2.1 The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2.2 The major existing GIC facilities under this zone include the public toilet at Ko Tong Ha Yeung, two refuse collection points at Wong Shek Pier and Ko Tong Ha Yeung, the telephone exchange, Civil Aid Service Tai Tan Camp and The Jockey Club Wong Shek Water Sports Centre.
- 9.2.3 To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey for public toilet, refuse collection point, telephone exchange and Civil Aid Service Tai Tan Camp and two storeys for The Jockey Club Wong Shek Water Sports Centre) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is greater.
- 9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

9.3 "Other Specified Uses" ("OU"): Total Area 0.08 ha

- 9.3.1 This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one "OU" zone on the Plan, which is annotated 'Pier' and covers the major existing public transport facility in the Area, namely Wong Shek Pier.
- 9.3.2 Development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is greater.

9.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.

9.4 "Green Belt" ("GB"): Total Area 60.21 ha

- 9.4.1 The planning intention of this 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.
- 9.4.2 The "GB" zone comprises mainly woodlands, shrublands, seasonally wet grassland, marsh as well as streams including the Tai Tan EIS and their riparian zones. It can provide a buffer between the village type developments and the country parks and conserve the natural and landscape character of the Area. The streams are largely natural except for some stream bank modifications near the existing villages. The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon Stiphodon atropurpureus (菲律賓枝牙鰕虎魚). The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species Geissaspis cristata (睫苞豆) was recorded.
- 9.4.3 The "GB" zone also comprises the small portions of the permitted burial grounds along the eastern and southeastern fringes of the Area. They have been in existence for many years, and are considered as existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.
- 9.4.4 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.
- 9.4.5 As diversion of streams, filling of land/pond 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.5 "Conservation Area" ("CA"): Total Area 0.57 ha

9.5.1 This zoning is intended to protect and retain the existing natural

landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

- 9.5.2 The "CA" zone covers the mature woodland to the northeast of the Ko Tong Village which supports some protected plant species e.g. *Aquilaria sinensis* (土沉香) and *Pavetta hongkongensis* (香港大沙葉) and plant species of conservation interest e.g. *Balanophora harlandii* (紅苳蛇菰).
- 9.5.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan.
- 9.5.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.6 "Coastal Protection Area" ("CPA"): Total Area 2.53 ha

- 9.6.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landforms or areas of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.6.2 This zone mainly covers the coastal area along Ko Tong Hau. It primarily consists of natural coastline with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section, which supports diverse mangrove fauna species and six mangrove species, including the uncommon *Heritiera littoralis* (銀葉樹). The estuarine area also serves as a habitat for diverse brackish fish species. This zone can

also provide a buffer between the adjoining village area and the marine environment.

- 9.6.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.
- 9.6.4 Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10. **COMMUNICATIONS**

Transport Network

At present, the Area is accessible mainly by Pak Tam Road and by marine access via Wong Shek Pier. There is a bus terminus at Wong Shek Pier, these two facilities serve as a transport connection point between the urban area and outlying places. A short section of Hoi Ha Road falls within the middle part of the Area, branching off Pak Tam Road and connecting to Hoi Ha. It is also accessible by Tai Tan Country Trail connecting to Hoi Ha and a footpath connecting to To Kwa Peng. There is also a jetty in Tai Tan. All the villages in the Area are served by vehicular access either directly from or via slip road/local access connecting with Pak Tam Road.

11. UTILITY SERVICES

The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villages in the Area. There is no existing or planned public drainage and sewerage system in the Area.

12. IMPLEMENTATION

- 12.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 12.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.
- 12.3 Notwithstanding the above, minor improvement works, e.g. access

improvement and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

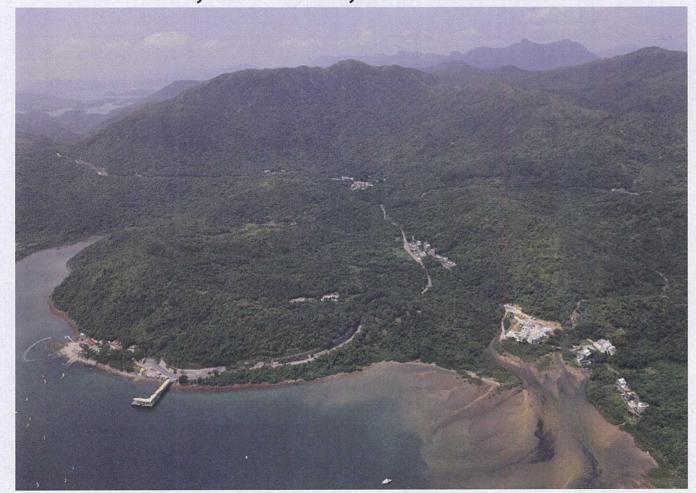
13. PLANNING CONTROL

- 13.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impacts on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission grated by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 13.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations including guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website, and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 13.4 Any development, other than those referred to in paragraph 13.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for

temporary land uses/developments in conservation-related zonings, such as "CA" and "CPA".

PLANNING DPEARTMENT FEBRUARY 2016

PLANNING REPORT ON TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG













SHA TIN, TAI PO & NORTH DISTRICT PLANNING OFFICE PLANNING DEPARTMENT FEB 2016



PLANNING REPORT ON TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

FEBUARY 2016

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1. INTRODUCTION

1.1 Purpose of the Planning Report

The purpose of this Planning Report is to give an account of the background and an appraisal of the existing conditions, characteristics and development requirements of the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung area (the Area). It also aims at providing a basis for the preparation of an Outline Zoning Plan (OZP) for the Area and the formulation of a planning framework to guide future development.

1.2 Background

- 1.2.1 The Area, covering a total land area of about 70.79 ha, is surrounded by the Sai Kung East and Sai Kung West Country Parks and fronting Ko Tong Hau in the northeast (**Figure 1**).
- 1.2.2 Surrounded by the country parks on three sides, and comprising mainly woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore, the Area forms part of the wider natural environment of the Sai Kung countryside. Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are the recognized villages in the Area. In general, the Area is natural and rural in character, and has high landscape and scenic value.
- 1.2.3 The four recognized villages in the Area are well-populated and the development pressure exists.

- Disturbances to the natural environment are observed at various locations in the Area during the past two years.
- 1.2.4 Any large scale and uncontrolled development may affect the natural environment including the ecological and landscape value of the Area. There was an urgent need to prepare a development permission area (DPA) plan for the Area to facilitate proper planning control and enforcement. Under the power delegated by the Chief Executive (CE), on 14.7.2011, the Secretary for Development directed the Town Planning Board (the Board) to prepare a draft plan designating the Area as a DPA.
- 1.2.5 The draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/1 was exhibited for public inspection on 8.11.2013 under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 277 representations and two comments were received. After giving consideration to the representations and comments on 1.8.2014, the Board decided not to propose any amendment to the draft DPA Plan to meet the representations.
- 1.2.6 On 4.11.2014, the CE in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan, which was subsequently renumbered as DPA/NE-TT/2 (Figure 2). On 14.11.2014, the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong

Ha Yeung DPA Plan No. DPA/NE-TT/2 was exhibited for public inspection under section 9(5) of the Ordinance

1.2.7 Pursuant to section 20(5) of the Ordinance, the DPA Plan is effective for three years until 8.11.2016. On 22.12.2015, the CE, pursuant to section 3(1)(a) of the Ordinance, directed the Board to prepare an OZP for the Area.

2. THE STUDY AREA

2.1. Location

- 2.1.1 The Area, covering a total land area of about 70.79 ha, is surrounded by the Sai Kung East and Sai Kung West Country Parks and fronting Ko Tong Hau in the northeast. The location of the Area is shown in **Figure 3**.
- 2.1.2 The Area is accessible mainly by Pak Tam Road and by marine access via Wong Shek Pier. It is also accessible by Hoi Ha Road and Tai Tan Country Trail connecting to Hoi Ha and a footpath connecting to To Kwa Peng. There is also a jetty in Tai Tan.

2.2. Natural Features

Physical Setting and Topography

2.2.1 The Area is surrounded by the Sai Kung East and

- Sai Kung West Country Parks and fronting Ko Tong Hau in the northeast. It comprises two sub-areas, i.e. the main portion bounded by Wong Ma Tei and Wong Chuk Long in the east and the west, and a small area at the eastern coast currently occupied by The Jockey Club Wong Shek Water Sports Centre.
- 2.2.2 Pak Tam Road is the main road access to the Area which passes through from the south to the northeast leading to Wong Shek Pier, a major pier providing ferry services to and from Tap Mun and Chek Keng, and branches off near Ko Tong to Hoi Ha Road running to the further north. Four recognized villages (i.e. Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung) are situated at the foothills to the west and the Civil Aid Service Tai Tan Camp can be found near the end of Pak Tam Road.
- 2.2.3 A number of streams flow through the Area, including the Tai Tan Ecologically Important Stream (EIS) and another stream that traverses the Area from southwest to northeast (the main stream).
- 2.2.4 In the northern part of the Area, Tai Tan Village comprises three village clusters on the lower slopes along the coastal area of Ko Tong Hau and is flanked by a woodland on the vegetated hillslopes to the northwest. The EIS together with the main stream in the Area flow from the west to the east in the southern part of the village. It is accessible via a slip road connecting with Pak Tam Road. Tai Tan Country Trail crosses the village in its middle and northeastern parts.

- 2.2.5 To the further south of Tai Tan Village is Ko Tong Ha Yeung Village, which is an elongated house cluster sandwiched between a woodland on the vegetated hillslopes on the northwest and Pak Tam Road on the southeast.
- 2.2.6 Along Pak Tam Road to the south is Ko Tong Village which comprises two village clusters surrounded by a flat-topped vegetated knoll partly covered with mature woodland to the north and woodland on vegetated hillslopes to the west, and separated by a stream flowing along the eastern, western and northern edges of the village cluster in the south.
- 2.2.7 Uk Tau Village is situated in the southern end of the Area near Pak Tam Road and is surrounded mainly by woodlands but an area covered mainly grasses, nursery plants, shrubs and some trees can be found to the northeast. Overview of the Area is shown in **Figures 3 and 4**.

Natural Habitats (Figures 5a – 5g)

- 2.2.8 The Area forms part of the wider natural environment of the Sai Kung countryside. It comprises mainly woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore. Details of the natural habitats are listed below:
- (a) Native Woodland and Shrubland

- (i) Apart from the existing village clusters, the Area is mostly covered with native woodland and shrubland, some of which have developed from fallow agricultural land. The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species such as Pavetta hongkongensis (香港大沙葉), Aquilaria sinensis (土沉香) and Cibotium barometz (金毛狗) have been found in the Area. Most of the animals recorded are common and widespread in Hong Kong.
- (ii) There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species e.g. Aquilaria sinensis (土沉香) and Pavetta hongkongensis (香港大沙葉) and plant species of conservation interest e.g. Balanophora harlandii (紅苳蛇菰).

(b) Fallow Agricultural Land

Fallow agricultural land basically spreads around the village clusters to the west of Pak Tam Road and occupies the areas to the east of Ko Tong Ha Yeung and Ko Tong on the opposite side of Pak Tam Road. Patches of grassland are found near some village clusters. A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species

Geissaspis cristata (睫苞豆) was recorded. Minimal agricultural activities are observed in these two areas and also the area adjoining to the two ponds near the junction of Pak Tam Road and Hoi Ha Road. The remaining fallow agricultural land is largely overgrown with trees and shrubs.

(c) Streams and Coastal Area

- (i) The streams are largely natural except for some stream bank modifications near the existing villages. The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon Stiphodon atropurpureus (菲律賓枝牙鰕虎魚). The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity. The estuarine area of the EIS and the main stream near Tai Tan supports diverse mangrove fauna species and six mangrove species, including the uncommon Heritiera littoralis (銀葉樹). It also serves as a habitat for diverse brackish fish species.
- (ii) The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section. Cerbera manghas (海杧果), Pandanus tectorius (露兜樹) and Paliurus ramosissimus (馬甲子) are found in the backshore vegetation area.

2.3 Historical Development

- 2.3.1 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are the recognized villages of the Sai Kung North Heung. All the villages are well-populated and consist of a mixture of traditional one to two-storey pitched-roof houses and modern three-storey village houses. There are some ruins as well as some houses under construction in the village.
- 2.3.2 There is no declared monument, graded/ proposed to be graded historic building or site of archaeological interest in the Area.

2.4 Population and Employment

According to the 2011 Population Census, the total population of the Area was estimated to be about 240. There is a bus terminus at Wong Shek Pier, these two facilities serve as a transport connection point between the urban area and outlying places (such as Tap Mun and Chek Keng). There are also several facilities in the Area, namely The Jockey Club Wong Shek Water Sports Centre, Civil Aid Service Tai Tan Camp and a Public Rest Area and Lookout near Wong Shek Pier. Besides, considerable amount of agricultural land has been lying fallow, mainly turning into woodland and shrubland.

2.5 Existing Land Uses (Figures 6a - 6i)

2.5.1 The major existing land uses including the following:

Village Type Development

- 2.5.2 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are the four recognized villages within the Area. All the villages are well-populated and consist of a mixture of traditional one to two-storey pitched-roof houses and modern three-storey village houses. There are some ruins as well as some houses under construction in the villages. Notably, the southern village cluster of Ko Tong is occupied by a residential development known as Loong Shan (龍 山苑). Besides, there are 18 Small Houses to the south of the EIS in Tai Tan and one Small House² in the woodland in the western part of Ko Tong under construction, for which Certificates of Exemption were issued before the gazettal of the draft DPA Plan. All these villages are served by vehicular access either directly from or via slip road/local access connecting with Pak Tam Road.
- 2.5.3 According to the District Lands Officer/ Tai Po, Lands Department (DLO/TP, LandsD), for Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung (as at 12.1.2016), there are a total of 120 outstanding Small House applications and the latest total 10-year

(2015-2024) Small House demand forecast ³ provided by the concerned Indigenous Inhabitant Representatives (IIRs) is 414. The corresponding figures of each recognized village are set out below.

Recognized Village	Outstanding Small House Applications in 2015	10-year Small House Demand Forecast (2015-2024)	
Tai Tan	33	38	
Uk Tau	45	45	
Ko Tong	31	192	
Ko Tong Ha	11	139	
Yeung		,	
Total	120	414	

Government, Institution or Community (GIC) Facilities

2.5.4 Major GIC facilities in the Area to meet the community needs include a public toilet at Ko Tong Ha Yeung⁴, five refuse collection points (RCPs) (at Tai Tan, Uk Tau, Ko Tong, Ko Tong Ha Yeung and Wong Shek Pier⁵), three electricity sub-stations⁶

¹ The Small House grant applications were approved by the Tai Po District Lands Office Conference (TPDLOC) on 27.1.2010 and Certificates of Exemption were issued for 12 and six of them in 2012 and 2015 respectively.

² The Small House grant application was approved by the TPDLOC in January 2000 and Certificates of Exemption were issued in December 2011 i.e. before the gazettal of the draft DPA Plan.

³ The figure of 10-year Small House demand is estimated and provided by the IIRs of the respective villages and the information so obtained is not verified in any way by DLO/TP, LandsD.

⁴ Ko Tong Ha Heung Public Toilet is under Government Land Allocation (GLA) to the Food and Environmental Hygiene Department (FEHD).

⁵ The RCPs at Ko Tong Ha Yeung, Uk Tau and Wong Shek Pier are under GLAs, while those at Tai Tan and Ko Tong are not under any GLA. All these RCPs are the facilities of the FEHD.

⁶ As advised by DLO/TP, LandsD, there are no GLAs for the three ESSs.

(ESSs) near Ko Tong Ha Yeung, Ko Tong and Uk Tau, and a telephone exchange? near the Civil Aid Service Tai Tan Camp. Some of these facilities are located in or near the village clusters or very small in scale.

2.5.5 There are also an ex-village School (誘善學校) on the flat top of the vegetated knoll to the north of the northern village cluster of Ko Tong, which has been abandoned; and the Civil Aid Service Tai Tan Camp. The Jockey Club Wong Shek Water Sports Centre occupies the sub-area along the eastern coast of the Area. It is managed by the Leisure and Cultural Services Department (LCSD) and provides various water sports facilities and organizes a wide range of water sports training courses regularly for the public.

Other Uses

2.5.6 There is also a Public Rest Area and Lookout managed by Agriculture, Fisheries and Conservation Department (AFCD) on the vegetated knoll at the northeastern coast of the Area, which comprises a picnic site, a barbecue area, a public toilet⁸, Tai Tan Camp Site and Tai Tan Tree Walk.

Burial Grounds

2.5.7 Two large permitted burial grounds are located on the hillslopes, one is to the northeast of Ko Tong and

another one to the northeast of Uk Tau along the eastern fringe of the Area.

2.6 Land Ownership

About 50.11 ha (70.8%) of land in the Area is Government land, and the remaining 20.68 ha (29.2%) are private land comprising mainly agricultural land and some building lots.

2.7 Transportation and Access

- At present, the Area is accessible mainly by Pak 2.7.1 Tam Road (falling within the Sai Kung East Country Park with restricted access⁹) and by marine access via Wong Shek Pier (a major pier serving Long Harbour (Tai Tan Hoi) providing ferry services to and from Tap Mun and Chek Keng). There is a bus terminus at Wong Shek Pier providing bus services to and from Sai Kung Town and Diamond Hill Mass Transit Railway Station. These two facilities serve as a transport connection point between the urban area and outlying places. A short section of Hoi Ha Road falls within the middle part of the Area, branching off Pak Tam Road and connecting to Hoi Ha. It is also accessible by Tai Tan Country Trail connecting to Hoi Ha and a footpath connecting to To Kwa Peng. There is also a jetty in Tai Tan.
- 2.7.2 All the villages in the Area are served by vehicular access either directly from or via slip road/local

⁷ As advised by DLO/TP, LandsD, the telephone exchange is on private land. ⁸ This public toilet is under GLA to AFCD.

⁹ Vehicle permits issued by the Country and Marine Parks Authority or other relevant departments (e.g. District Offices) are required for bringing vehicles beyond the barrier gate located at Pak Tam Chung.

access connecting with Pak Tam Road.

2.8 Infrastructure and Utility Services

The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villages in the Area. There is no existing or planned public drainage and sewerage system in the Area.

3. PLANNING ANALYSIS

3.1 Strategic Planning Context

- 3.1.1 Given the natural environment, its ecological and landscape value coupled with its potential natural terrain landslide hazards, the planning framework for the Area should fundamentally be for preservation of the natural environment. Any large-scale development is not recommended to minimize the encroachment onto the sensitive environment and to protect and enhance ecological and landscape conservation.
- 3.1.2 With reference to the "Landscape Value Mapping of Hong Kong (2005)", the Area is characterized as "Wong Ma Tei Coastal Plain Landscape" and "Ko Tong Upper Valley Landscape" of high landscape and scenic value. The topography and landform, secondary woodland including native large mature trees and rare and protected plants, stream courses, ponds, coastal area including coastline and estuaries with mangroves, backshore vegetation and sandy

shore in the Area, are significant landscape resources with high landscape sensitivity.

3.2 Environment and Conservation Considerations (Figure 9)

- 3.2.1 Surrounded by the country parks on three sides, and comprising mainly woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore, the Area forms part of the wider natural environment of the Sai Kung countryside.
- 3.2.2 The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species have been found in the Area, while most of the animals recorded therein are common and widespread in Hong Kong. There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species and plant species of conservation interest.
- 3.2.3 A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species was recorded.
- 3.2.4 The streams are largely natural except for some stream bank modifications near the existing villages.

 The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species. The main

stream traversing the Area from the southwest to the northeast has high ecological sensitivity. The estuarine area near Tai Tan supports diverse mangrove fauna species and six mangrove species, and serves as a habitat for diverse brackish fish species.

- 3.2.5 The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section.
- 3.2.6 The Area is characterized by coastal plain landscape and upper valley landscape, and has rich and significant landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character and has high landscape and scenic value.

3.3 Development Constraints (Figure 10)

Ecological Significance

3.3.1 The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species such as Pavetta hongkongensis (香港大沙葉), Aquilaria sinensis (土沉香) and Cibotium barometz (金毛狗) have been found in the Area. There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species e.g. Aquilaria sinensis (土沉香) and Pavetta hongkongensis (香港大沙葉) and plant species of conservation interest e.g. Balanophora

harlandii (紅苳蛇菰).

- 3.3.2 A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species *Geissaspis cristata* (睫苞豆) was recorded.
- 3.3.3 The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon Stiphodon atropurpureus (菲律賓枝牙鰕虎魚). The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity. The estuarine area near Tai Tan supports diverse mangrove fauna species and six mangrove species, including the uncommon Heritiera littoralis (銀葉樹). It also serves as a habitat for diverse brackish fish species.
- 3.3.4 The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section. *Cerbera manghas* (海杧果), *Pandanus tectorius* (露兜樹) and *Paliurus ramosissimus* (馬甲子) are found in the backshore vegetation area.
- 3.3.5 From the nature conservation perspective, developments that may adversely affect the natural character and the ecologically sensitive areas will not be recommended.

Landscape Character

- 3.3.6 With reference to the "Landscape Value Mapping of Hong Kong (2005)", the Area is characterized as "Wong Ma Tei Coastal Plain Landscape" and "Ko Tong Upper Valley Landscape" of high landscape and scenic value. The topography and landform, secondary woodland including native large mature trees and rare and protected plants, stream courses, ponds, coastal area including coastline and estuaries with mangroves, backshore vegetation and sandy shore in the Area, are significant landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character and has high landscape and scenic value.
- 3.3.7 From the landscape planning perspective, any large scale development with associated utilities installation and slope formation work is not compatible with the existing landscape context. Comprehensive statutory planning control on the future development is recommended in order to preserve the various types of landscape resources. Furthermore, sufficient buffer zone should be provided to significant landscape resources in the Area.

Burial Grounds

3.3.8 Two large permitted burial grounds are located on the hillslopes, one is to the northeast of Ko Tong and another one to the northeast of Uk Tau along the eastern fringe of the Area. Whilst the majority of the

burial grounds lies outside the Area and within the Country Park, their western and northern parts fall within the Area and is not suitable for any development.

Transportation

- 3.3.9 At present, the Area is accessible mainly by Pak Tam Road (falling within the Sai Kung East Country Park with restricted access 10) and by marine access via Wong Shek Pier (a major pier serving Long Harbour (Tai Tan Hoi) providing ferry services to and from Tap Mun and Chek Keng). There is a bus terminus at Wong Shek Pier providing bus services to and from Sai Kung Town and Diamond Hill Mass Transit Railway Station. These two facilities serve as a transport connection point between the urban area and outlying places. A short section of Hoi Ha Road falls within the middle part of the Area. branching off Pak Tam Road and connecting to Hoi Ha. It is also accessible by Tai Tan Country Trail connecting to Hoi Ha and a footpath connecting to To Kwa Peng. There is also a jetty in Tai Tan.
- 3.3.10 All the villages in the Area are served by vehicular access either directly from or via slip road/local access connecting with Pak Tam Road.

¹⁰ Vehicle permits issued by the Country and Marine Parks Authority or other relevant departments (e.g. District Offices) are required for bringing vehicles beyond the barrier gate located at Pak Tam Chung.

Sewerage

3.3.11 There is no existing or planned public sewer in the Area. Any increase in population or number of visitors to the Area or further recreation/residential developments will require additional facilities.

Other Infrastructure and Utility Services

3.3.12 The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villages in the Area. However, there is no existing or planned public drainage facility in the Area.

Geotechnical Constraint

3.3.13 The Area is overlooked by steep natural hillside and may be affected by potential natural terrain landslide hazards. For future development within the Area, particularly in or near the village clusters in Tai Tan, Uk Tau and Ko Tong Ha Yeung, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.

3.4 Development Opportunities (Figures 8 and 9)

Conservation and Natural Landscape

3.4.1 Surrounded by the country parks on three sides, and comprising mainly woodlands, shrublands, fallow

agricultural lands, streams, mangroves, backshore vegetation and sandy shore, the Area forms part of the wider natural environment of the Sai Kung countryside. The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species have been found in the Area, while most of the animals recorded therein are common and widespread in Hong Kong. There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species and plant species of conservation interest. A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species was recorded. The streams are largely natural except for some stream bank modifications near the existing villages. The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species. There is a stream traversing the Area from the southwest to the northeast which also has high ecological sensitivity. The estuarine area near Tai Tan supports diverse mangrove fauna species and six mangrove species, and also serves as a habitat for diverse brackish fish species. The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section.

3.4.2 The Area is characterized by coastal plain landscape and upper valley landscape, and has rich and

significant landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character, and has high landscape and scenic value. It is worthy of conservation while the scale of the village development should be compatible with the surrounding landscape and rural setting.

Tourism, Recreation and Agriculture Potential

- 3.4.3 The major recreational facilities in the Area include The Jockey Club Wong Shek Water Sports Centre and the Public Rest Area and Lookout (comprising a picnic site, a barbecue area, a public toilet, Tai Tan Camp Site and Tai Tan Tree Walk). There are also a variety of recreational facilities in the nearby Sai Kung East and West Country Parks, including a network of hiking trails (such as Tai Tan Country Trail to Hoi Ha, Wong Shek Tree Walk and Family Walk), quite a number of camp sites and barbecue sites (including the Wong Shek Barbecue Area near Wong Shek Pier) and the Pak Tam Chung Visitor Centre (Figure 8).
- 3.4.4 There are minimal agricultural activities in the Area but some scattered patches of shrubby grassland are considered to possess potential for agricultural rehabilitation.

3.5 Development Pressure

3.5.1 Due to its ecological, landscape and scenic value with access by roads, boats and walking trails, there is an urgent need to better protect the natural and

- landscape character of the Area from uncontrolled development.
- 3.5.2 The four recognized villages of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung in the Area are well-populated and the development pressure exists. According to the LandsD (as at 12.1.2016), there are 120 outstanding Small House applications in the Area, and the 10-year Small House demand forecasts provided by the respective IIRs is 414.
- According to AFCD and Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD), disturbances to the natural environment are observed at various locations in the Area during the past two years. Woodland clearance and suspected slope and site formation works are observed in various pockets of private land in Tai Tan. There has been also unauthorized removal of trees and vegetation on Government land during the formation of an unauthorized track¹¹ in Ko Tong. Woodland clearance and removal of groups of protected plant species are also observed in Ko Tong. Furthermore, a large area of private land to the north of the existing Uk Tau Village has been cleared of trees and vegetation to make way for a plant nursery 12 and there is also ring-bark of woodland vegetation to the northwest of the village (Figure

¹¹ The unauthorized track was in existence before the first gazettal of the draft DPA Plan on 8.11.2013.

¹² According to the covering Notes of the approved DPA Plan No. DPA/NE-TT/2, provision of plant nursery is always permitted on land falling with the boundary of the Plan.

11f).

- 3.5.4 As advised by DLO/TP, LandsD, there are recent land control actions including the unauthorized vegetation clearance of Government land near Lots No. 457 S.B and 464 in D.D. 289 and the unauthorized track leading to Lot No. 1004 in D.D. 289 in Ko Tong, as well as the unauthorized woodland clearance to form a car park in Ko Tong Ha Yeung (Figures 11e and 11f).
- 3.5.5 According to the Central Enforcement & Prosecution Section of PlanD, there is unauthorized filling and excavation of land in Lot 363 RP in D.D. 292 and adjoining Government land (i.e. the car park as mentioned in paragraph 3.5.4) in Ko Tong Ha Yeung, which is now subject to enforcement proceedings under the Ordinance (Figure 11f).

3.6 Development Proposals Received in the Course of Preparation of the Plan

3.6.1 Since the gazettal of the draft DPA Plan on 8.11.2013, a total of 79 section 16 planning applications for proposed house (New Territories Exempted House – Small House) within the "Unspecified Use" area have been received (as at 12.1.2016). Among these planning applications, 13 were approved with conditions, and eight were rejected by the Rural and New Town Planning Committee (RNTPC) of the Board or the Board on review from May 2015 to January 2016 for the reasons that the application did not comply with the

Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape impact on the surrounding areas; and approval of the application would set an undesirable precedent for other similar applications in the area, the cumulative impact of which would have adverse impacts on the natural environment and landscape character of the area. The latest four planning applications were rejected from July 2015 to January 2016 also for the reasons that the cumulative effect would result in adverse impacts on the infrastructure capacities and predetermine the land use zonings of the OZP under preparation. Besides, there were 44 applications withdrawn by the applicants, and 14 planning applications which are yet to be considered by the RNTPC (details of the planning applications are summarized in Annex A and their locations are shown on Figure 11g).

Submission from Kadoorie Farm & Botanic Garden Corporation

- 3.6.2 On 22.10.2015, Kadoorie Farm & Botanic Garden Corporation (KFBG) made a submission which includes a report on "Ecological and Conservation Importance of Six Sai Kung Country Park Enclaves" and proposals for the Area.
- 3.6.3 According to KFBG's submission, the woodlands, watercourses and riparian zones, the mangroves and backshore vegetation, as well as the pond and

associated marsh in the Ko Tong study area¹³ are of high conservation importance and should be covered by an appropriate land use zoning such as the "Conservation Area" ("CA") zone under the planning system and should not be encroached by development zonings. Specifically, the streams and their tributaries should be protected by a 30m buffer on both sides. No development incompatible with surrounding areas or the natural heritage of these areas should be authorized. From the ecological and nature conservation perspectives, due to the strong ecological and functional linkages, the Country Park Enclave is very much part of the Country Park system, and thus the Government should consider incorporating it, or areas of high conservation importance therein, into the Sai Kung Country Park.

Submissions from Indigenous Inhabitant Representatives (IIRs) of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Villages

3.6.4 All the IIRs of the four recognized villages in the Area have made submissions to PlanD which include land use proposals mainly for expansion of "V" zones and designation of "Agriculture" ("AGR") zone¹⁴.

- 3.6.5 On 16.1.2015. the IIR of Tai Tan Village submitted a proposal of expanding the existing "V" zones to cover the whole 'VE' and the adjoining area to its northeast in Tai Tan. According to the submissions of the IIR of Uk Tau Village on 8.5.2015 and 9.9.2015, it is proposed to expand the existing "V" zone to cover the area to the west and north of the village, which is partly outside the 'VE' and designate some land for agricultural use. In the submission of the IIR of Ko Tong Village on 22.9.2014, it is proposed to designate the private agricultural land to the north of the village, which is outside the 'VE', as "V" zone, and to abolish or reduce the extent of the mature (fung shui) woodland to the north of the village. In the submissions of the IIR of Ko Tong Ha Yeung Village on 2.1.2015 and 3.11.2015, it is proposed to designate the private agricultural land to the south and northeast of the village, which falls largely outside the 'VE', as "V" zone, and to designate various pockets of land further south to the east of Pak Tam Road as "AGR" zone.
- 3.6.6 A meeting with the Sai Kung North Rural Committee, and villagers including the IIRs of the four recognized villages in the Area and the Resident Representatives of Ko Tong and Ko Tong Ha Yeung Villages 15 was conducted on 26.10.2015 to exchange views on land use proposals. Their

¹³ This also covers the area 50m from the boundary of the Country Park Enclave.

¹⁴ The IIR of Tai Tan Village made the submission on 16.1.2015, which includes their genealogy chart. The IIR of Uk Tau Village made the submissions on 8.5.2015 and 9.9.2015. The IIR of Ko Tong Village made the submission on 22.9.2014 which includes a list of 136 eligible indigenous villagers. The IIR of Ko Tong Ha Yeung made the submissions on 2.1.2015 and 3.11.2015 which include the Form of Future 10-year Small House Demand Forecast indicating that the number of male indigenous villagers is 139.

¹⁵ There are no Resident Representative of Tai Tan and Uk Tau Villages.

major views included that the Government should strike a balance between development and conservation, designation of "V" zones should be based on the number of indigenous villagers with entitlements under the Small House Policy, and not be limited by the 'VEs', particularly for Ko Tong and Ko Tong Ha Yeung.

4 PLANNING PROPOSALS

4.1 The Outline Zoning Plan

The draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP (the Plan) prepared under section 3(1) of the Ordinance is to provide a statutory basis for planning control over the Area. It will supersede the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/2, which was exhibited for public inspection under section 9(5) of the Ordinance on 14.11.2014. Uses and development that are always permitted and those for which the Board's permission must be sought in various zones are set out in a schedule of Notes attached to the Plan. Also accompanying the Plan is an Explanatory Statement to assist an understanding of the Plan and to reflect the planning intentions and objectives of the Board for various land-use zonings.

4.2 Planning Objectives

The planning of the Area should gear towards the following objectives:

- (a) to provide a comprehensive planning framework to guide the development on an integrated and coordinated basis;
- (b) to conserve high natural landscape and ecological significance of the Area in safeguarding the natural habitat and natural system of the wider area; and
- (c) to preserve the natural and rural character of the Area.

4.3 Planning Principles

The main planning principles below are adopted for preparation of the planning and development proposals of the Area:

(a) The Area is surrounded by the Sai Kung East and West Country Parks and fronting Ko Tong Hau in the northeast. It comprises a variety of habitats including woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore, forming part of the wider natural environment of the Sai Kung countryside. The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species have been found in the Area, while most of the animals recorded therein are common and widespread in Hong Kong. There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species and plant species of conservation interest. A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland

and the marsh support common wetland plant species and an uncommon species was recorded. The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species, and the main stream has high ecological sensitivity. The estuarine area near Tai Tan supports diverse mangrove fauna species and six mangrove species, and also serves as a habitat for diverse brackish fish species. The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section. The Area is characterized by coastal plain landscape and upper valley landscape, and has rich and significant landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character and has high landscape and scenic value. The natural environment and landscape and the rural setting should be preserved and protected.

(b) Small House development in the recognized villages will be concentrated at suitable locations so as to preserve the rural character of the Area. Future development and redevelopment should also demonstrate such a low-rise characteristic and not to overtax the limited infrastructure.

4.4 Land Use Proposals (Figure 12)

4.4.1 In the designation of various land use zones in the Area, consideration has been given to the natural environment, physical landform, existing land use pattern, demand for Small Houses and availability of infrastructure. The following land use zones are

proposed to be designated on the Plan.

- 4.4.2 Village Type Development ("V") (about 5.40 ha or 7.63 %)
 - (a) The planning intention of this zone is to designate both the existing recognized villages 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 and services infrastructures Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
 - (b) Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are four recognized villages in the Area. The boundaries of the "V" zones are drawn up having regard to the village 'environs' ('VEs'), the number of outstanding Small House application, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds have been avoided as far as possible.

(c) According to the DLO/TP, LandsD (as at 12.1.2016), for Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung, there are a total of 120 outstanding Small House applications and the total 10-year (2015-2024) Small House demand forecast 16 provided by the concerned IIRs is 414. The corresponding figures of each recognized village are set out below.

Recognized Village	Outstanding Small House Applications in 2015	10-year Small House Demand Forecast (2015-2024)
Tai Tan	33	.38
Uk Tau	45.	45
Ko Tong	31	192
Ko Tong Ha	11	139
Yeung		
Total	120	414

(d) According to the TPB Paper No. 9494 on Consideration of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/C in November 2013, there were a total of 84 outstanding Small House applications and the total 10-year (2013-2022) Small House demand forecast provided by the concerned IIRs is 204. The corresponding figures of each

recognized village are set out below.

Recognized	Outstanding	10-year Small			
Village	Small House	House			
	Applications in	Demand			
	2013	Forecast			
		(2013-2022)			
Tai Tan	10	Nil*			
Uk Tau	46	Nil*			
Ko Tong	18	105			
Ko Tong Ha	10	99			
Yeung					
Total	84	204			

*No 10-year Small House Demand Forecasts were provided by the Tai Tan and Uk Tau IIRs.

(e) Based on PlanD's preliminary estimate, total land required for meeting the Small House demand of 534 is about 13.35 ha (**Table 1**). The corresponding figures of each recognized village are set out below.

Recognized	Required Land to				
Village	Meet Small House				
	Demand (ha)				
·Tai Tan	1.78				
Uk Tau	2.25				
Ko Tong	5.58				
Ko Tong Ha	3.75				
Yeung					
Total	13.35				

¹⁶ The figure of 10-year Small House demand is estimated and provided by the IIRs of the respective villages and the information so obtained is not verified in any way by DLO/TP, LandsD.

(f) With reference to the Small House demand and 'VEs' for the recognized villages, PlanD has analyzed the site conditions of the areas within 'VEs' taking into account the existing village settlements, previously approved Small House grant applications ¹⁷, environmental conditions, natural terrain and topography. The four 'VEs' of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Villages has a total area of 14.65 ha ¹⁸ and about a total area of 13.04 ha falls within the boundary of the draft OZP.

Tai Tan

(g) The whole 'VE' of Tai Tan has an area of 5.24 ha and its majority with an area of 4.85 ha falls within the boundary of the draft OZP (Figure 10). The three existing village clusters are situated on the lower slopes along the coastal area at the eastern fringe of the 'VE'. Apart from the existing village houses, the land within the 'VE' mainly comprises woodland on the vegetated hillslopes in its northwestern part, an EIS and natural coastline with mangroves, marsh, backshore vegetation and sandy shore.

Abandoned agricultural lands overgrown with trees and vegetation are scattered around the village clusters. Some of them in the woodland area are subject to recent vegetation clearance or suspected slope and site formation works (Figure 11d).

Ko Tong Ha Yeung

(h) The whole 'VE' of Ko Tong Ha Yeung has an area of 2.74 ha and its majority with an area of 1.81 ha falls within the boundary of the draft OZP (Figure 10). The existing village cluster occupies the elongated area in the southeastern part of the 'VE' which is relatively flat and abutting Pak Tam Road. The other land within the 'VE' mainly comprises woodland on vegetated hillslopes and patches of abandoned agricultural lands in the southwestern corner.

Ko Tong

(i) The whole 'VE' of Ko Tong has an area of 3.56 ha and falls within the boundary of the draft OZP (Figure 10). Apart from the two existing village clusters dominating its eastern portion, the land within the 'VE' mainly comprises woodlands on the vegetated hillslopes, a flattopped vegetated knoll and water stream. Patches of abandoned agricultural lands are found along the main stream in the southern part and the northwestern fringe of the 'VE', which have overgrown with vegetation but some have been recently cleared. Woodland clearance, including an "unauthorized" track on

¹⁷ Based on DLO/TP, LandsD's information in December 2015 and the survey sheets, there were nine Small House grant applications approved before the gazettal of the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan on 8.11.2013 for which the Small Houses have not been built (except Lot 1004 in Ko Tong), and Certificates of Exemption were issued to three of them. After gazettal of the draft DPA Plan, there have been no approved Small House grant applications.

¹⁸ Areas of 'VE' of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are 5.24 ha, 3.11 ha, 3.56 ha and 2.74 ha respectively.

Government land formed before the first gazettal of the draft DPA Plan in 2013, is also observed in this area (**Figure 11e**).

Uk Tau

- (i) The whole 'VE' of Uk Tau has an area of 3.11 ha and its majority with an area of 2.82 ha falls within the boundary of the draft OZP (Figure 10). The existing village cluster is situated near the eastern boundary of the 'VE' to Pak Tam Road and mainly surrounded by woodlands. The northern portion of the 'VE' is covered by woodland developed from abandoned agricultural land but its eastern part has recently been cleared of vegetation for a plant nursery and now mainly covered with grasses, nursery plants and shrubs. In the western part which is still wooded, ring-barking (i.e. the removal of the bark of a tree in a strip all the way around the trunk) has been observed and it may cause the trees to die (Figure 11f).
- (k) Throughout the plan-making process, concerned departments and the IIRs have been closely liaised to ensure that their inputs and comments are duly taken into account in the delineation of the 'V' zones for the existing village clusters and potential areas for village expansion.
- (l) Given the natural environment, its ecological and landscape value coupled with its potential natural terrain landslide hazards, and in view of the recent disturbances to the natural

- environment in the Area, an incremental approach for designation of "V" zones for Small House development has been adopted with an aim to confining Small House development at suitable locations so as to avoid or deter disturbances to undesirable the natural environment and overtaxing the limited infrastructure in the Area. Discounting the surrounding environmentally sensitive areas. including woodlands, shrublands, seasonally wet grassland, marsh, streams, mangroves, backshore vegetation and sandy shore which should be protected, a total of about 5.40 ha of land is covered by "V" zones (including 1.43 ha in Tan Tan, 1.07 ha in Uk Tau, 2.11 ha in Ko Tong and 0.79 ha in Ko Tong Ha Yeung. The areas reserved for Small House development mainly cover the existing village clusters and their adjoining areas. Within the proposed "V" zones, a total of about 1.97 ha of land (including about 0.48 ha in Tan Tan, 0.53 ha in Uk Tau, 0.79 ha in Ko Tong and 0.17 ha in Ko Tong Ha Yeung) is available, equivalent to about 79 Small House sites (including about 19 in Tan Tan, 21 in Uk Tau, 32 in Ko Tong and 7 in Ko Tong Ha Yeung), meeting about 15% of the total Small House demand for 534 Small Houses (about 27% in Tan Tan, 24% in Uk Tau, 14% in Ko Tong and 5% in Ko Tong Ha Yeung) (Table 1).
- (m) No new development, or addition, alteration and/or modification to or redevelopment of an

existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater. Application for minor relaxation of these restrictions would be considered by the Board based on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.

- (n) As diversion of streams or filling of pond 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.
- (o) In accordance with the Environment, Transport and Works Bureau's Technical Circular (Works) No. 5/2005 "Protection ofNatural Streams/Rivers from Adverse Impacts Arising from Construction Works", under the current administrative practice, development proposals/submissions that may affect natural streams/rivers. approving/processing the authorities at various stages of the development should consult and collate comments from the Agriculture, Fisheries and Conservation

Department (AFCD) and relevant authorities and incorporate relevant comments/advice as conditions of approval wherever possible. Accordingly, LandsD, when processing Small House grant and applications in close proximity to existing stream courses, should consult concerned departments including AFCD, Environmental Protection Department (EPD) and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications.

- (p) The Area is overlooked by steep natural hillside and may be affected by potential natural terrain landslide hazards. For future development within the Area, particularly in or near the village clusters in Tai Tan, Uk Tau and Ko Tong Ha Yeung, natural terrain hazard studies may be required to ascertain the scale of the hazards and to provide suitable hazard mitigation measures, if found necessary, as part of the development.
- (q) There is no existing or planned public sewer for the Area. For Small House development, the design and construction of the septic tank and soakaway systems need to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Persons (ProPECC PN) 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", for the protection of the water quality of the Area.

- 4.4.3 Government, Institution or Community ("G/IC") (1.77 ha or 2.50 %)
 - (a) The planning intention of this zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
 - (b) The major existing GIC facilities under this zone include the public toilet at Ko Tong Ha Yeung, two refuse collection points at Wong Shek Pier and Ko Tong Ha Yeung, the telephone exchange, Civil Aid Service Tai Tan Camp and The Jockey Club Wong Shek Water Sports Centre.
 - (c) To preserve the rural and low-rise character of the Area as well as provide spatial and visual relief, development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey for public toilet, refuse collection point, telephone exchange and Civil Aid Service Tai Tan Camp and two storeys for The Jockey Club Wong Shek Water Sports Centre) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan, whichever is

greater.

- (d) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual planning merits.
- 4.4.4 Other Specified Uses ("OU"): (0.08 ha or 0.11%)
 - (a) This zone is intended for specific development(s) and/or uses, which is/are specified in the annotation of the zone. There is only one "OU" zone on the Plan, which is annotated 'Pier' and covers the major existing public transport facility in the Area, namely Wong Shek Pier.
 - (b) Development/redevelopment within this zone should be restricted to a maximum building height as stipulated on the Plan (i.e. one storey) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is greater.
 - (c) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each application will be considered on its individual

planning merits.

4.4.5 Green Belt ("GB"): (60.21 ha or 85.05 %)

- (a) The planning intention of this 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.
- (b) The "GB" zone comprises mainly woodlands, shrublands, seasonally wet grassland, marsh as well as streams including the Tai Tan EIS and their riparian zones. It can provide a buffer between the village type developments and the country parks and conserve the natural and landscape character of the Area. The streams are largely natural except for some stream bank modifications near the existing villages. The Tai Tan EIS is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon Stiphodon atropurpureus (菲律賓枝 牙鰕虎魚). The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species Geissaspis cristata (睫苞豆) was recorded.
- (c) The "GB" zone also comprises the small portions of the permitted burial grounds along

- the eastern and southeastern fringes of the Area. They have been in existence for many years, and are considered as existing use intended for the burial of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities within this zone are generally tolerated.
- (d) 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.
- (e) As diversion of streams, filling of land/pond 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 public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

4.4.6 Conservation Area ("CA"): (0.57 ha or 0.81 %)

(a) This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of

- development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- (b) The "CA" zone covers the mature woodland to the northeast of the Ko Tong Village which supports some protected plant species e.g. Aquilaria sinensis (土沉香) and Pavetta hongkongensis (香港大沙葉) and plant species of conservation interest e.g. Balanophora harlandii (紅苳蛇菰).
- (c) New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan.
- (d) Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

- 4.4.7 Coastal Protection Area ("CPA"): (2.53 ha or 3.57 %)
 - (a) This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landforms or areas of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
 - (b) This zone mainly covers the coastal area along Ko Tong Hau. It primarily consists of natural coastline with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section, which supports diverse mangrove fauna species and six mangrove species, including the uncommon Heritiera littoralis (銀葉樹). The estuarine area also serves as a habitat for diverse brackish fish species. This zone can also provide a buffer between the adjoining village area and the marine environment.
 - (c) New residential development is not permitted

under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of existing houses shall not result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication of the draft DPA Plan.

(d) Diversion of streams, filling of land/pond or excavation of land may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

4.5 Infrastructural Considerations

4.5.1 In consultation with the relevant Government departments, infrastructural considerations for the proposed developments in the Area are set out below.

Transportation

4.5.2 Pak Tam Road and Hoi Ha Road are single two carriageways largely falling with the Country Parks with restricted access, the possible traffic generated by the proposed developments in the "V" zones is considered minimal and could be tolerable. According to the relevant Government departments, there is currently no planned road infrastructure in the Area.

Sewerage

4.5.3 There is no existing or planned public sewer in the Area. The proposed "V" zones should be kept to a minimum and substantial expansion of "V" zones is not desirable. For Small House development, the septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Persons (ProPECC PN) 5/93 – "Drainage Plans subject to Comment by the Environmental Protection Department" and are duly certified by an Authorized Person, in particular on the aspects of clearance distances from sensitive water bodies and percolation test requirements, for the protection of the water quality of the Area.

Other Infrastructure and Utility Services

4.5.4 The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villages in the Area. However, there is no existing or planned public drainage facility in the Area. Relevant works departments would keep in view the need for infrastructure in future subject to resources availability.

<u>IMPLEMENTATION</u>

Infrastructural Provisions

5.1 The Area is provided with electricity and telephone services. Potable water supply has been provided to the existing facilities and villages in the Area. There is no existing or

planned public drainage and sewerage system in the Area.

Statutory Development Control

- 5.2 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 5.3 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 5.4 Notwithstanding the above, minor improvement works, e.g. access improvement and laying of utility services will be implemented through the Public Works Programme and the Rural Public Works as and when resources are available. Private developments will be effected principally through private sector initiatives to develop or redevelop their properties in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.
- 5.5 The types of permitted developments and uses on land within the Area are listed in the Notes of the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted. Any development, other

than those referred to in this paragraph above or in conformity with this Plan or with the permission of the Board, undertaken or continued on land included in this Plan on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan may be subject to enforcement proceedings under the Ordinance. Any diversion of streams, filling of land/pond and excavation of land in the relevant zones on or after the date of the first publication in the Gazette of the Notice of the draft DPA Plan without permission from the Board may also be subject to enforcement proceedings. Moreover, there is a presumption against filling of ponds for temporary land uses/developments in conservation-related zonings, such as "CA" and "CPA".

PLANNING DEPARTMENT February 2016

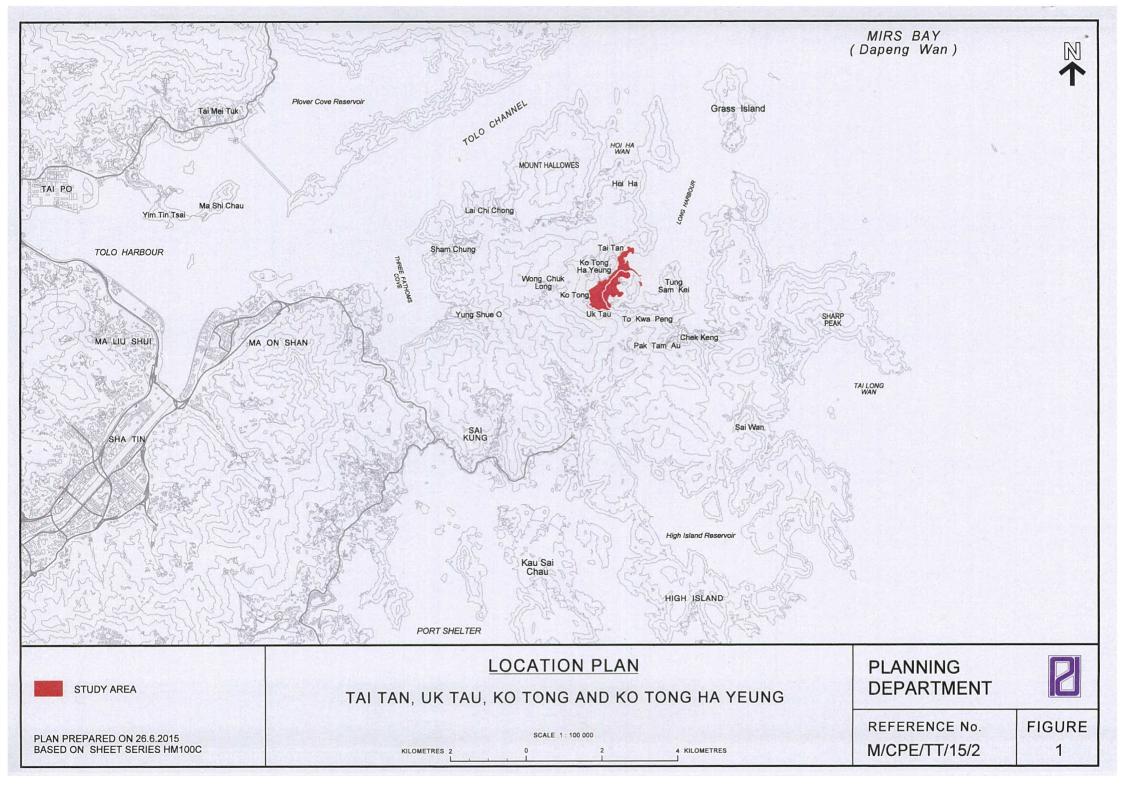
Table 1 Small House Demand for the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Area in 2013 and 2016

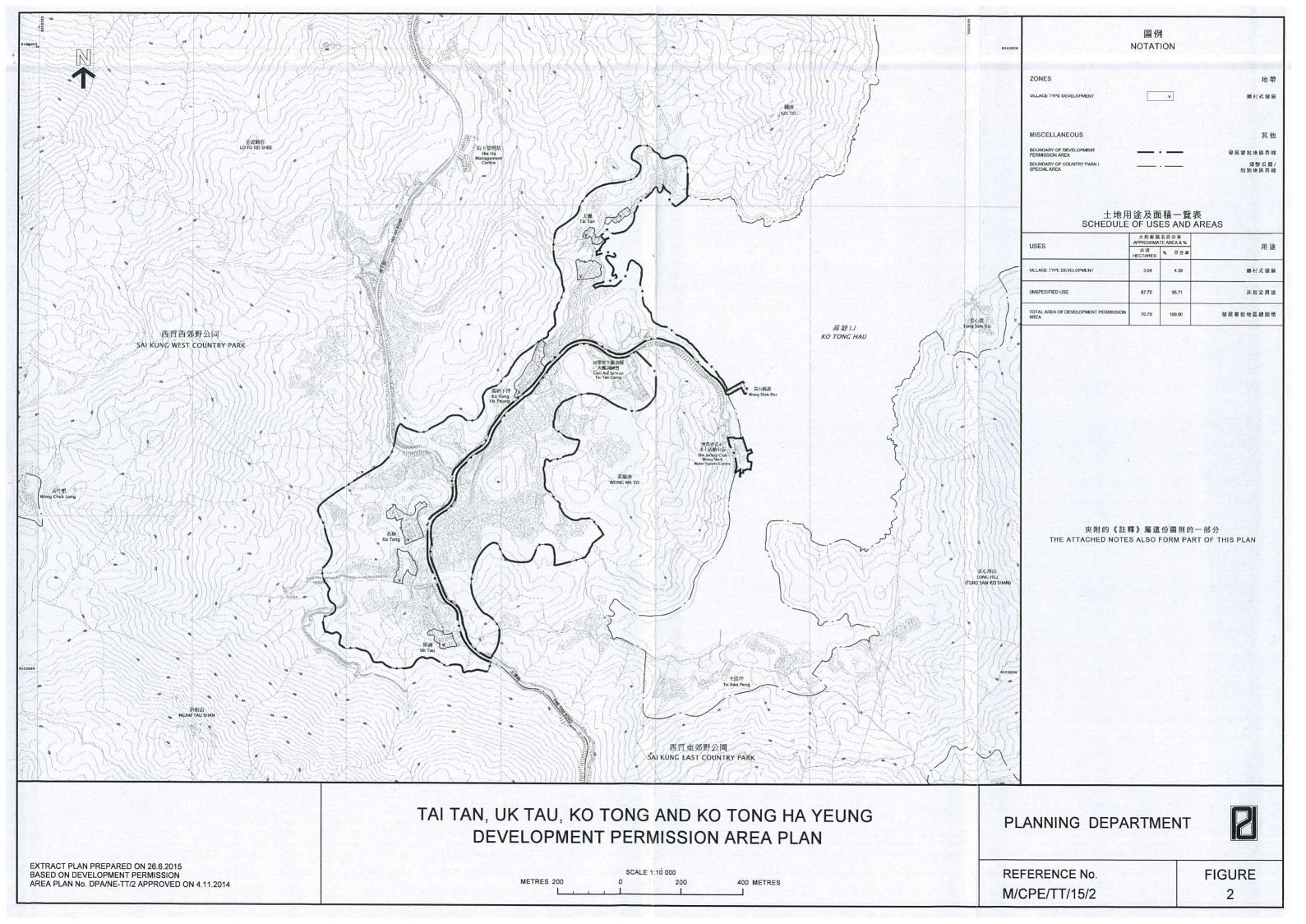
Village	Small House Demand Figure in 2013		Small House Demand Figure in 2016		'VE' Area	''V''	Required	Available	Available	Percentage
	Outstanding Demand	10-year Forecast (1) (2013- 2022)	Outstanding Demand	10-year Forecast (1) (2015- 2024)	('VE' Area in Draft OZP) (ha)	Zone on Draft OZP (ha)	Land to Meet New Demand (ha)	Land to Meet New Demand Figure (ha)	Small House to Meet New Demand	of the New Demand met by Available Land
Tai Tan	10	Nil ⁽²⁾	33	38	5.24 (4.85)	1.43	1.78	0.48	19	27%
Uk Tau	46	Nil ⁽²⁾	45	45	3.11 (2.82)	1.07	2.25	0.53	21	24%
Ko Tong	18	105	31	192	3.56 (3.56)	2.11	5.58	0.79	32	14%
Ko Tong Ha Yeung	10	99	. 11	139	2.74 (1.81)	0.79	3.75	0.17	7	5%
Total	84	204	120,	414	14.65 (13.04)	5.40	13.35	1.97	79	15%

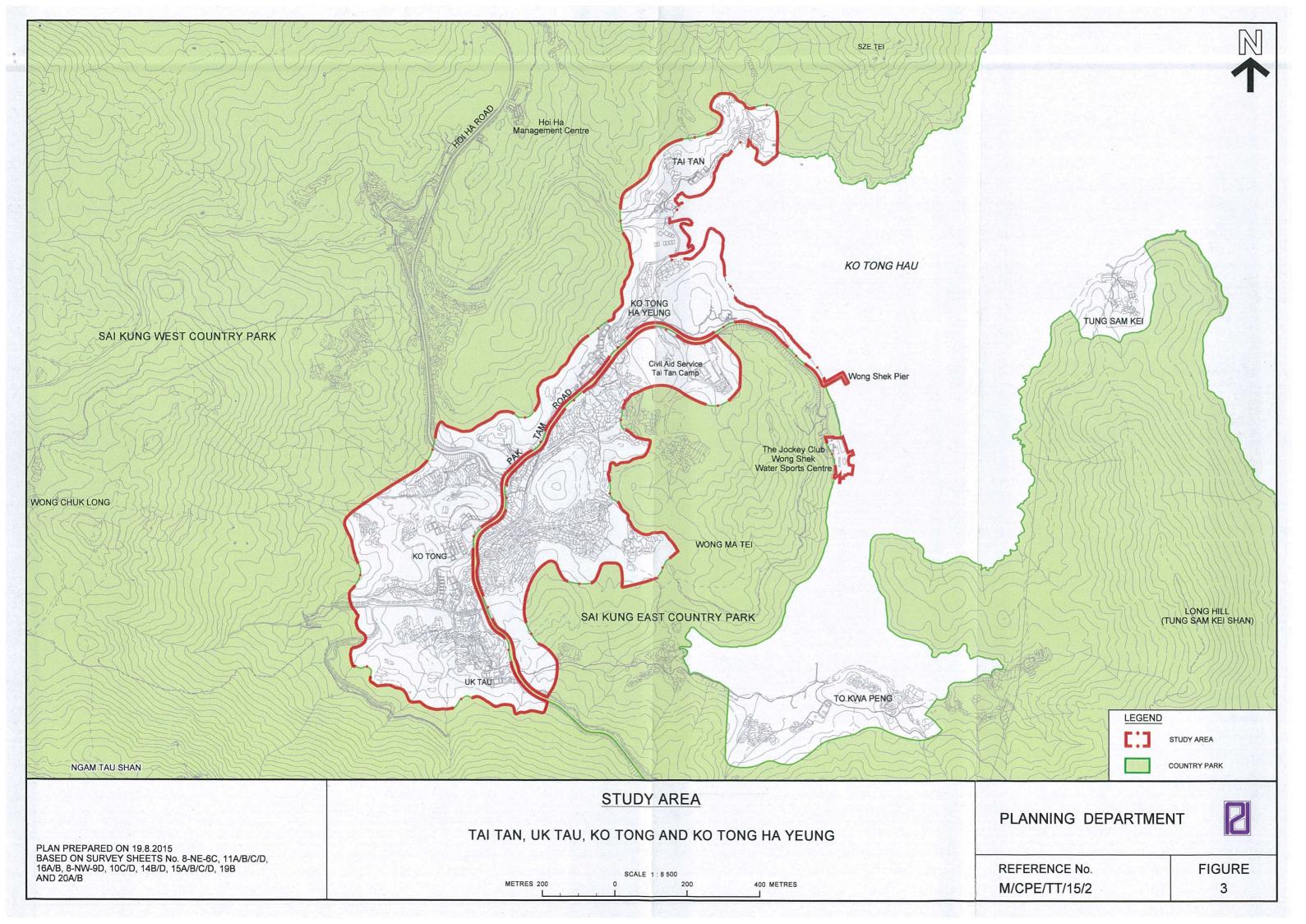
Note:

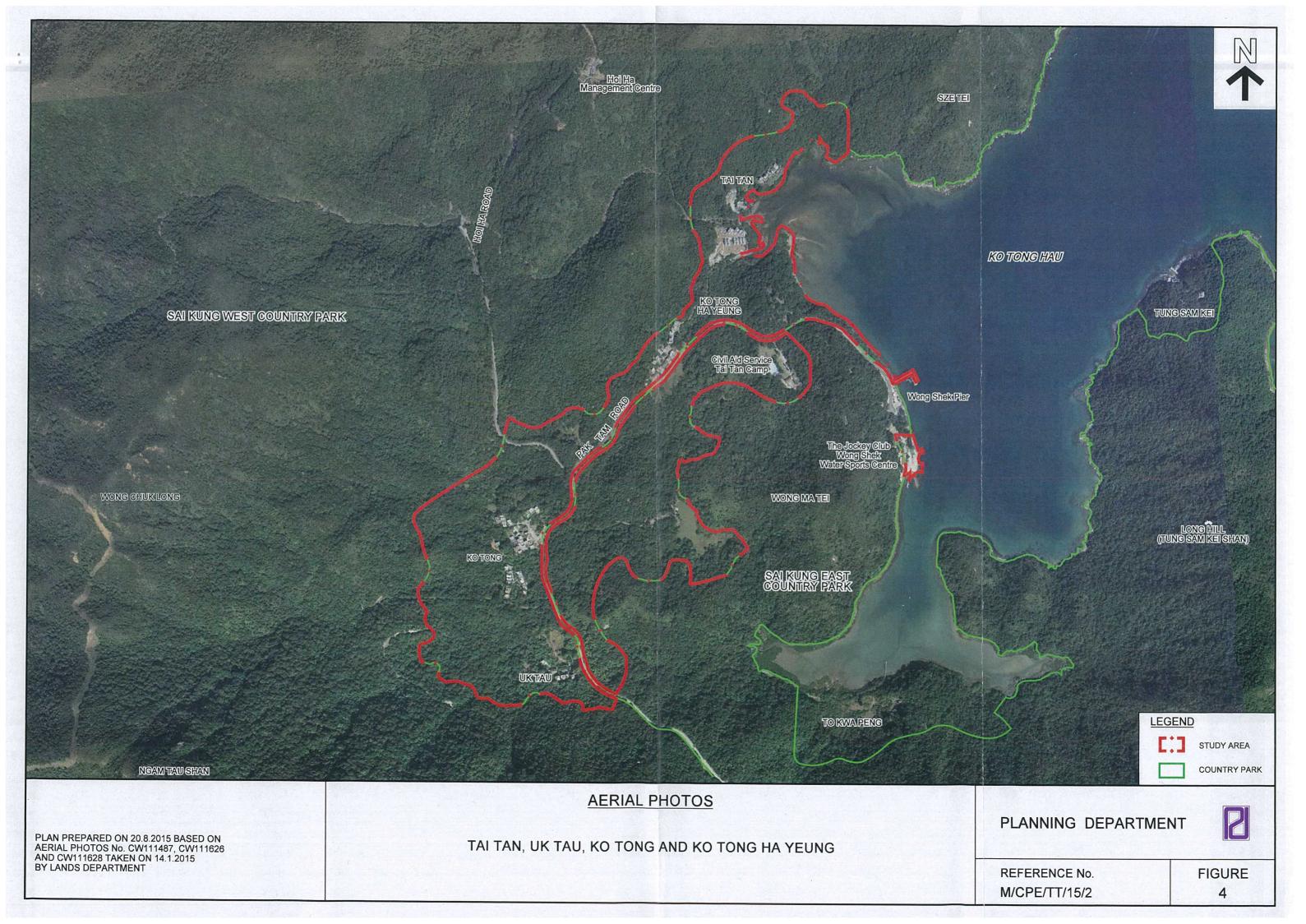
⁽¹⁾ The figure of 10-year Small House demand is estimated and provided by the IIRs of the respective villages and the information so obtained is not verified in any way by DLO/TP, LandsD.

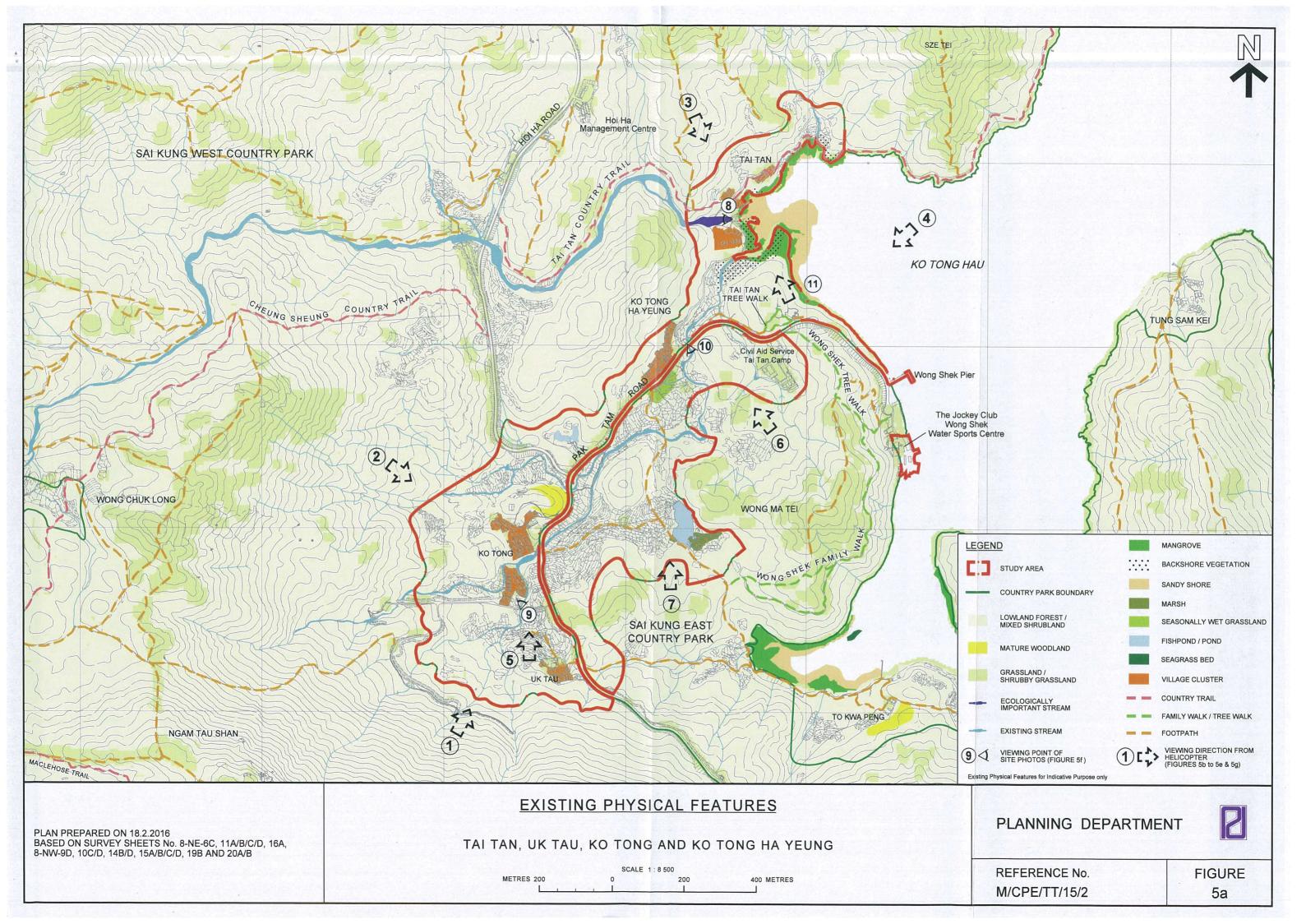
⁽²⁾ No relevant figures were provided by the respective IIR.















PHOTOS 1 & 2 TAKEN FROM HELICOPTER

PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 9.9.2015 SITE PHOTOS -EXISTING PHYSICAL FEATURES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT

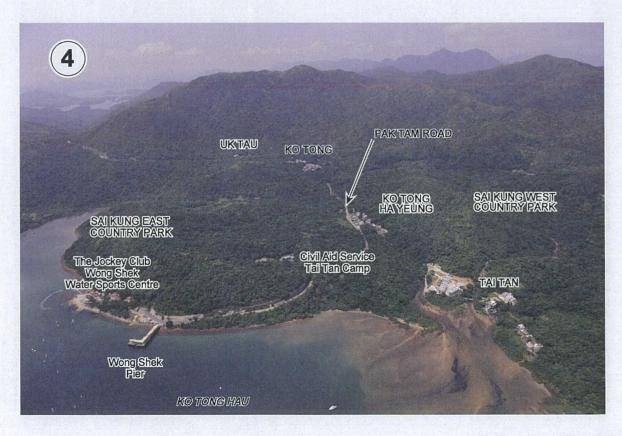


REFERENCE No.

M/CPE/TT/15/2

FIGURE 5b





PHOTOS 3 & 4 TAKEN FROM HELICOPTER

PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 9.9.2015 SITE PHOTOS -EXISTING PHYSICAL FEATURES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 5c



MATURE WOODLAND AT KO TONG



FALLOW AGRICULTURAL LAND - SEASONALLY WET GRASSLAND

PHOTOS 5 & 6 TAKEN FROM HELICOPTER

PLAN PREPARED ON 7.1.2016 BASED ON SITE PHOTOS TAKEN ON 9.9.2015 SITE PHOTOS -EXISTING PHYSICAL FEATURES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 5d



FALLOW AGRICULTURAL LAND - MARSH

PHOTO 7 TAKEN FROM HELICOPTER

PLAN PREPARED ON 15.1.2016 BASED ON SITE PHOTO TAKEN ON 9.9.2015 SITE PHOTO -EXISTING PHYSICAL FEATURES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 5e



ECOLOGICALLY IMPORTANT STREAM



NATURAL STREAM



NATURAL STREAM

SITE PHOTOS - EXISTING PHYSICAL FEATURES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



PLAN PREPARED ON 15.1.2016 BASED ON SITE PHOTOS TAKEN ON 24.7.2015

REFERENCE No.

M/CPE/TT/15/2

FIGURE 5f



MANGROVES, BACKSHORE VEGETATION AND SANDY SHORE

PHOTO 11 TAKEN FROM HELICOPTER

PLAN PREPARED ON 15.1.2016 BASED ON SITE PHOTO TAKEN ON 9.9.2015 SITE PHOTO -EXISTING PHYSICAL FEATURES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

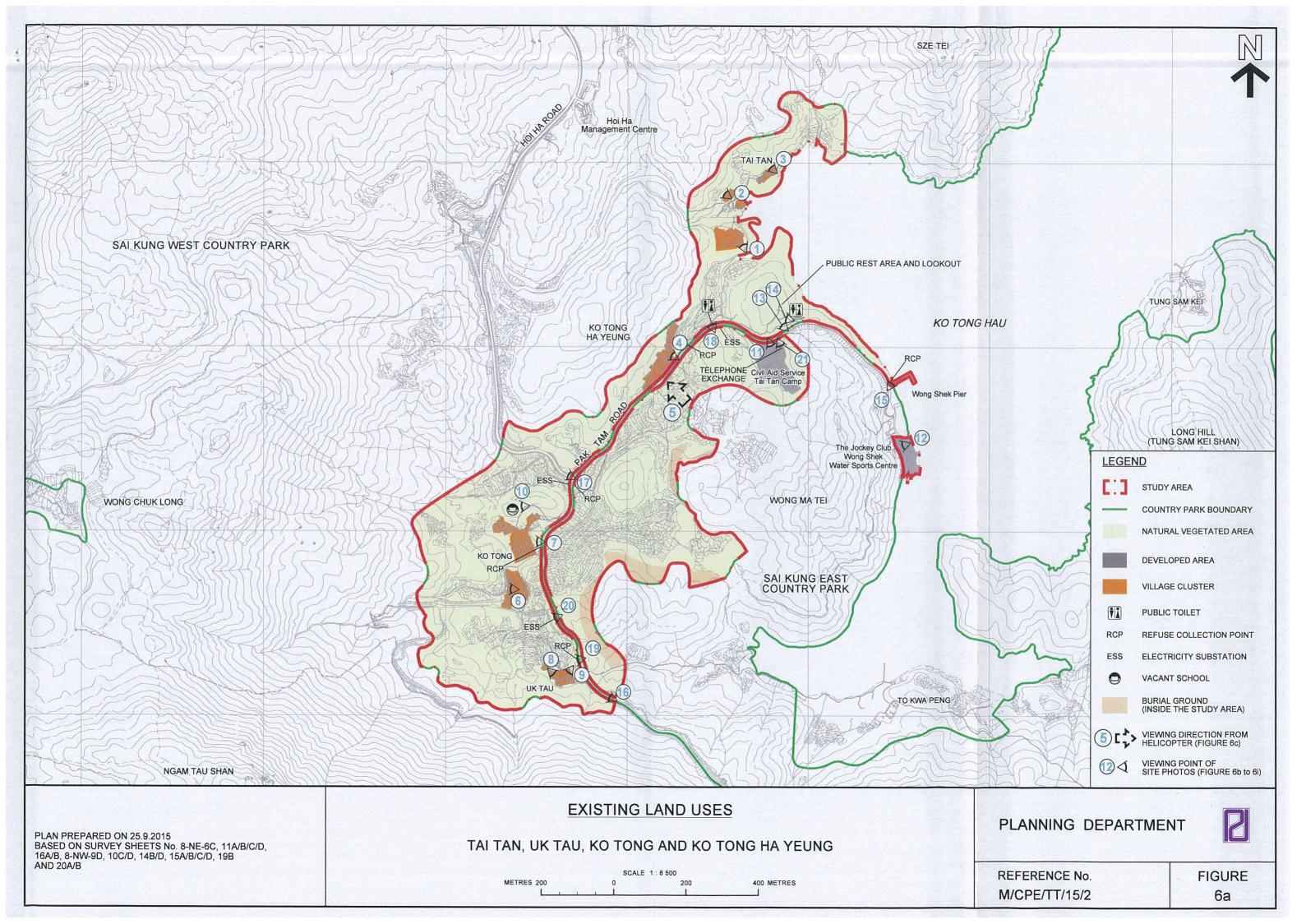
PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 5g





VILLAGE CLUSTER IN TAI TAN (HOUSES UNDER CONSTRUCTION)



VILLAGE CLUSTER IN TAI TAN



VILLAGE CLUSTER IN TAI TAN

PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 24.7.2015 SITE PHOTOS -EXISTING LAND USES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 6b



VILLAGE CLUSTER IN KO TONG HA YEUNG



VILLAGE CLUSTER IN KO TONG HA YEUNG

PHOTO 5 TAKEN FROM HELICOPTER

PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 24.7.2015 & 9.9.2015 SITE PHOTOS -EXISTING LAND USES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 6c



SOUTHERN VILLAGE CLUSTER IN KO TONG (RESIDENTIAL DEVELOPMENT KNOWN AS LOONG SHAN)



NORTHERN VILLAGE CLUSTER IN KO TONG

PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 24.7.2015 SITE PHOTOS -EXISTING LAND USES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 6d



VILLAGE CLUSTER IN UK TAU



VILLAGE CLUSTER IN UK TAU

PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 24.7.2015 SITE PHOTOS -EXISTING LAND USES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.
M/CPE/TT/15/2

FIGURE 6e



EX-VILLAGE SCHOOL



CIVIL AID SERVICE TAI TAN CAMP



THE JOCKEY CLUB WONG SHEK WATER SPORTS CENTRE

PLAN PREPARED ON 29.10.2015 BASED ON SITE PHOTOS TAKEN ON 24.7.2015 SITE PHOTOS -EXISTING LAND USES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 6f



PUBLIC REST AREA AND LOOKOUT - TAI TAN CAMPSITE



PUBLIC REST AREA AND LOOKOUT - PICNIC SITE AND BARBECUE AREA

PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 24.7.2015 AND 6.8.2015 SITE PHOTOS -EXISTING LAND USES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 6g



WONG SHEK PIER



PAK TAM ROAD



HOI HA ROAD

SITE PHOTOS -**EXISTING LAND USES**

TAI TAN, UK TAU, KO TONG AND

PLANNING DEPARTMENT



PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 24.7.2015

KO TONG HA YEUNG

REFERENCE No.

M/CPE/TT/15/2

FIGURE 6h



PUBLIC TOILET



UK TAU REFUSE COLLECTION POINT



ELECTRICITY SUBSTATION



TELEPHONE EXCHANGE

PLAN PREPARED ON 24.9.2015 BASED ON SITE PHOTOS TAKEN ON 24.7.2015 SITE PHOTOS -EXISTING LAND USES

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

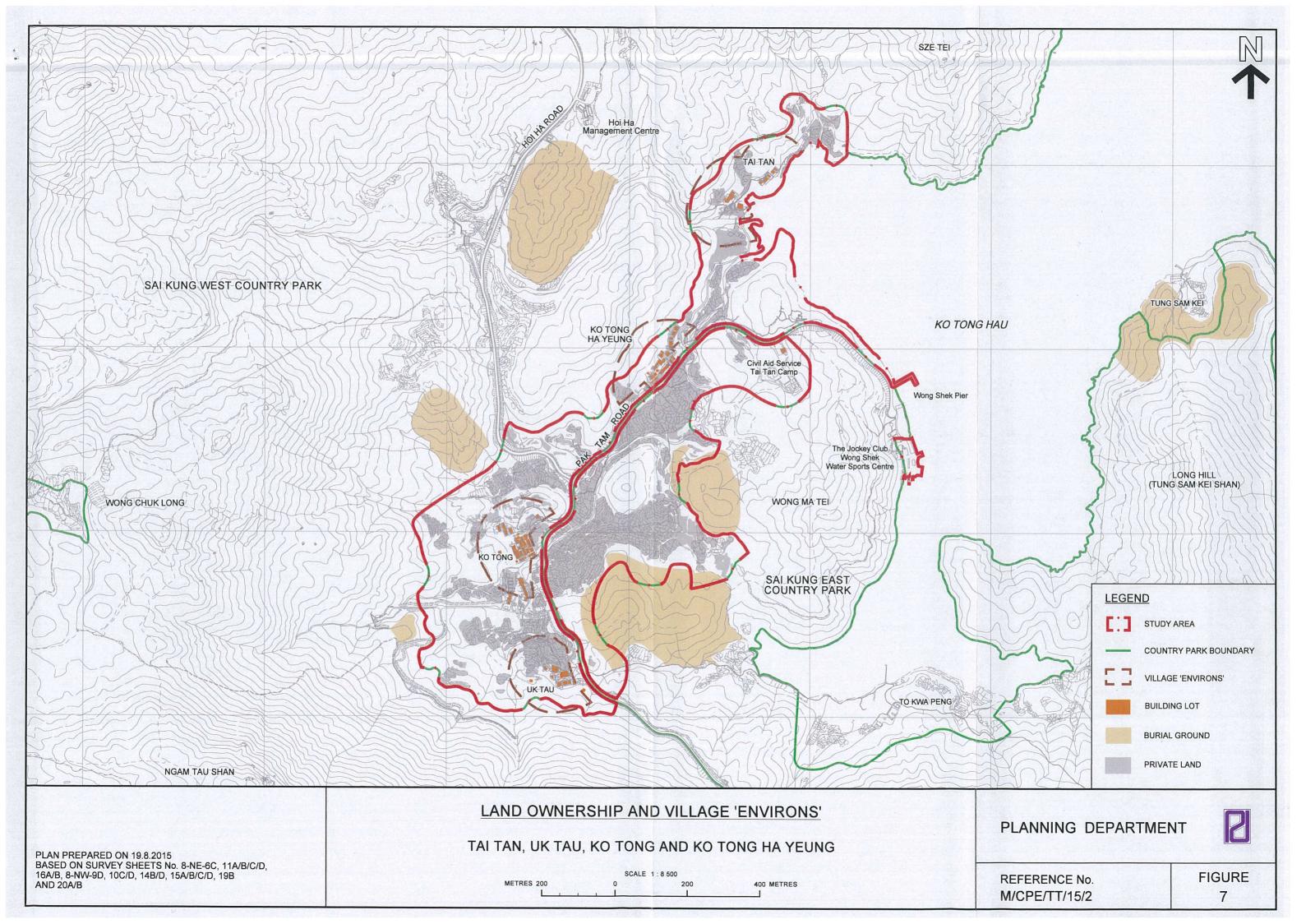
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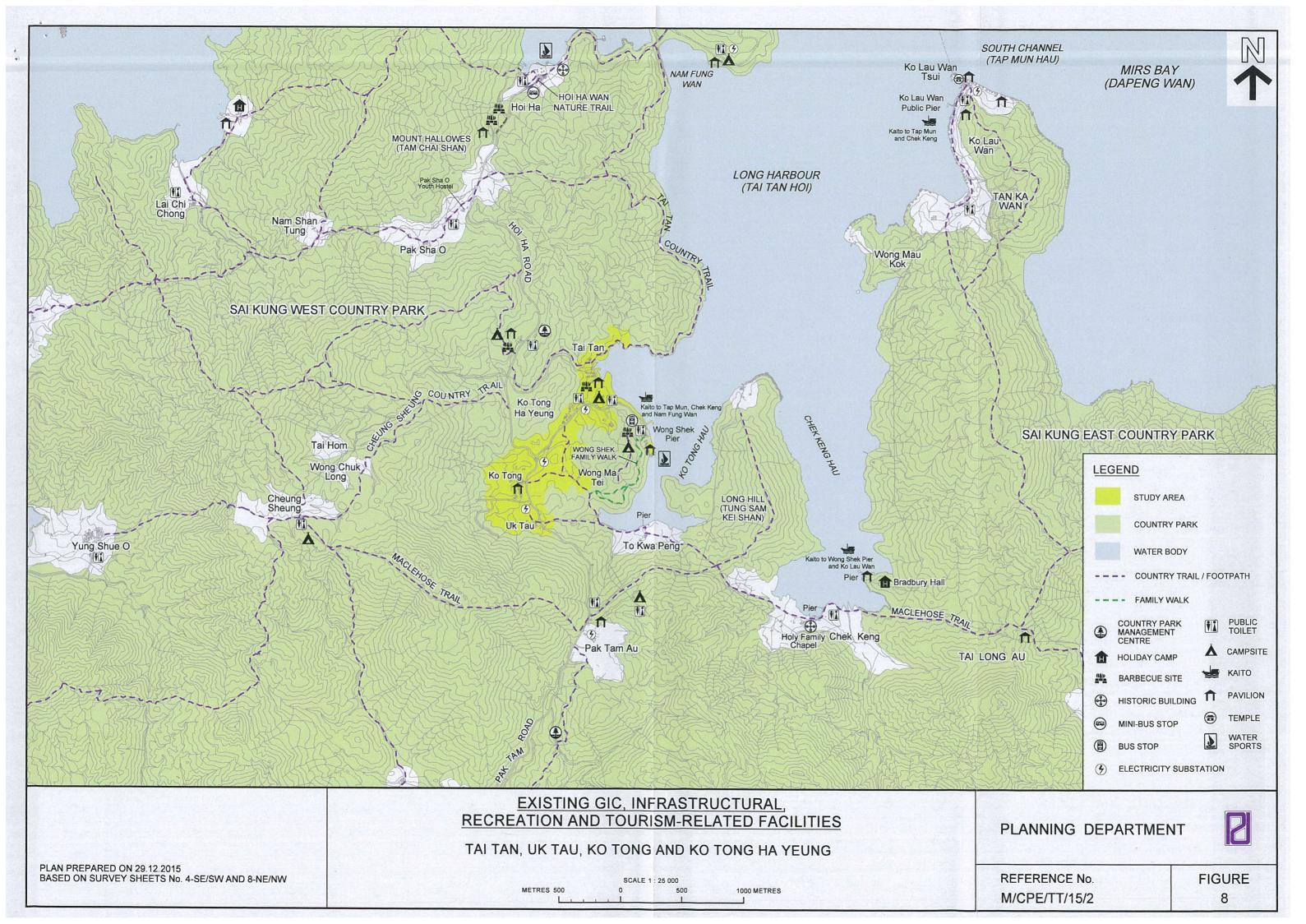


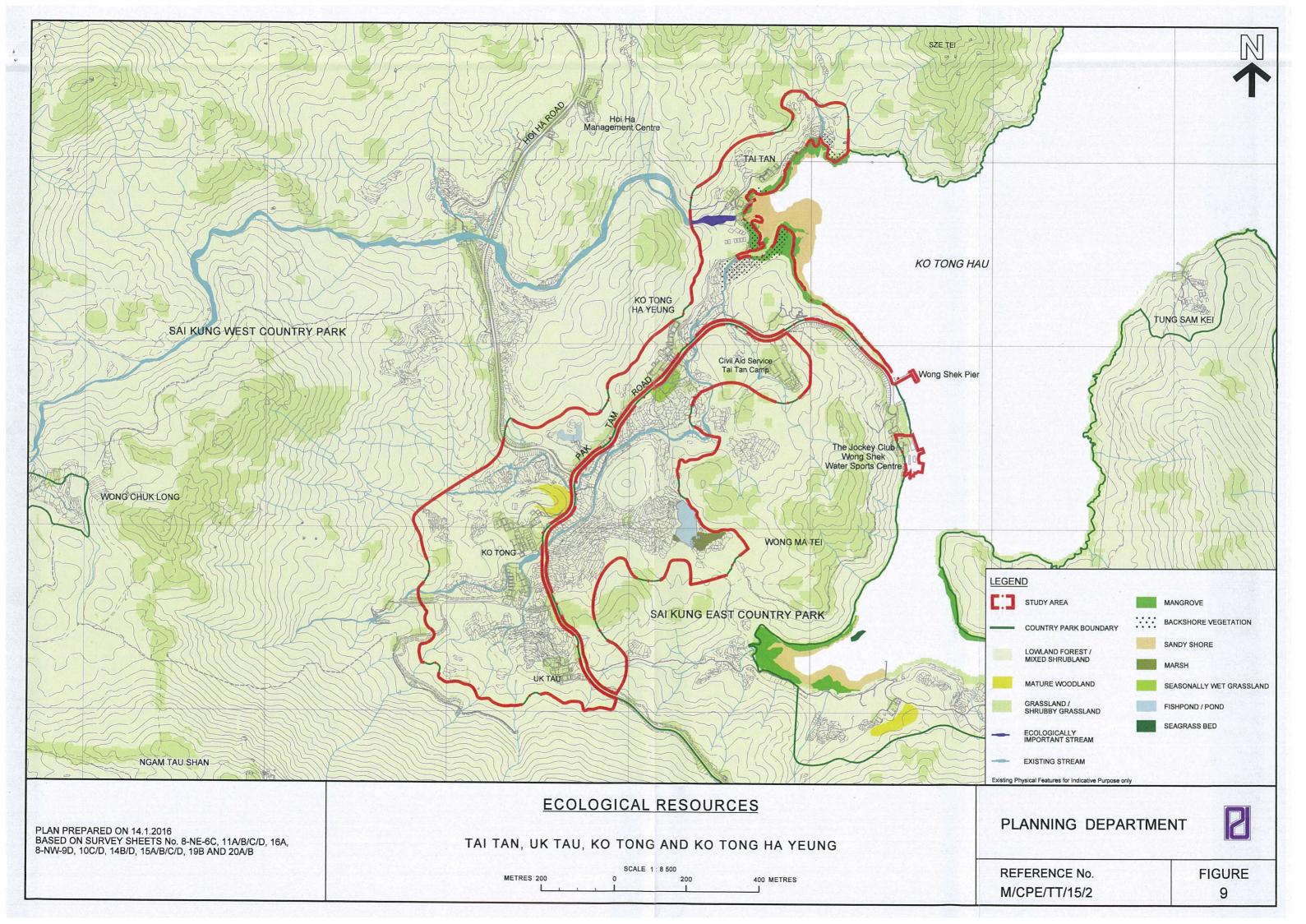
REFERENCE No.

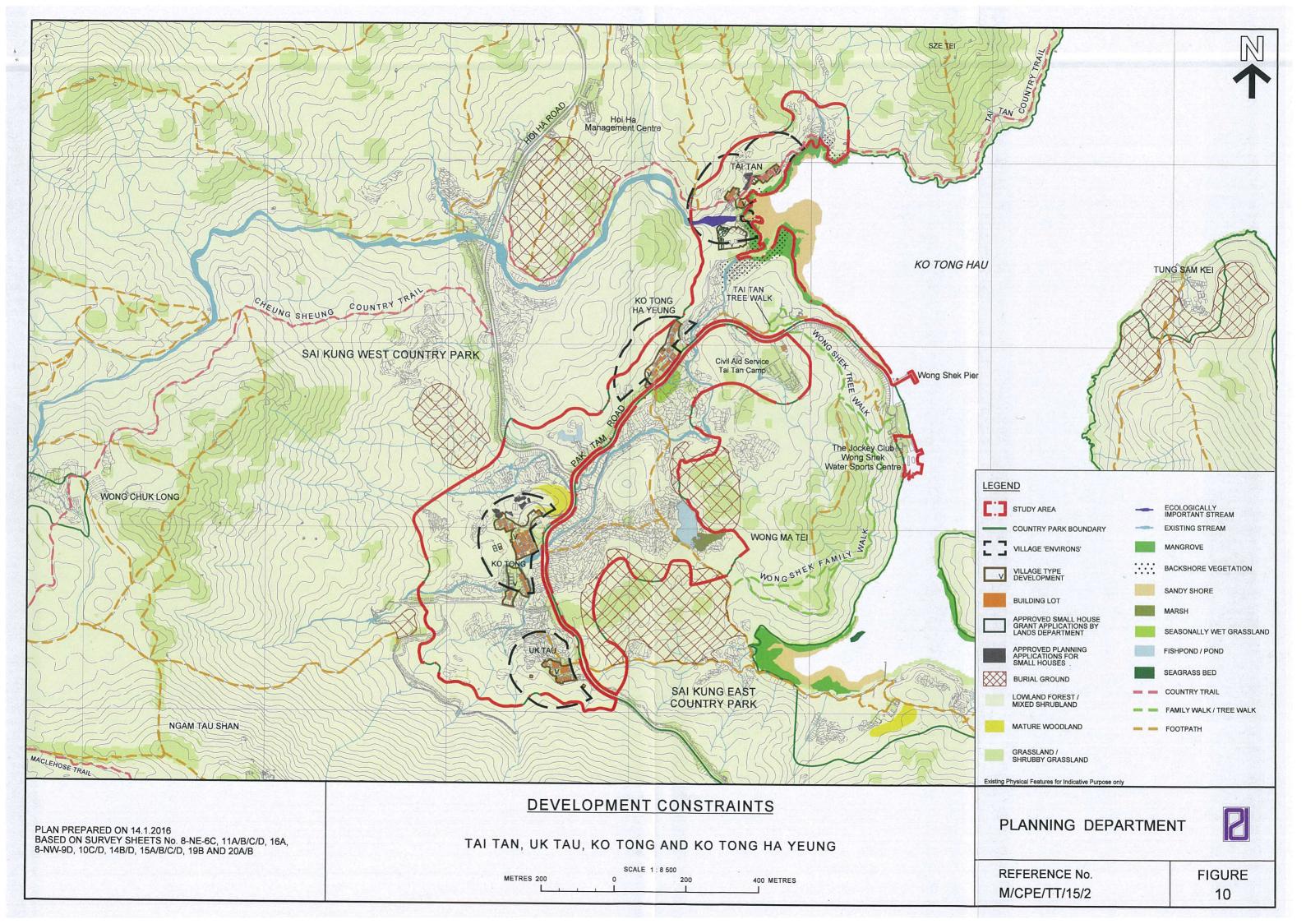
M/CPE/TT/15/2

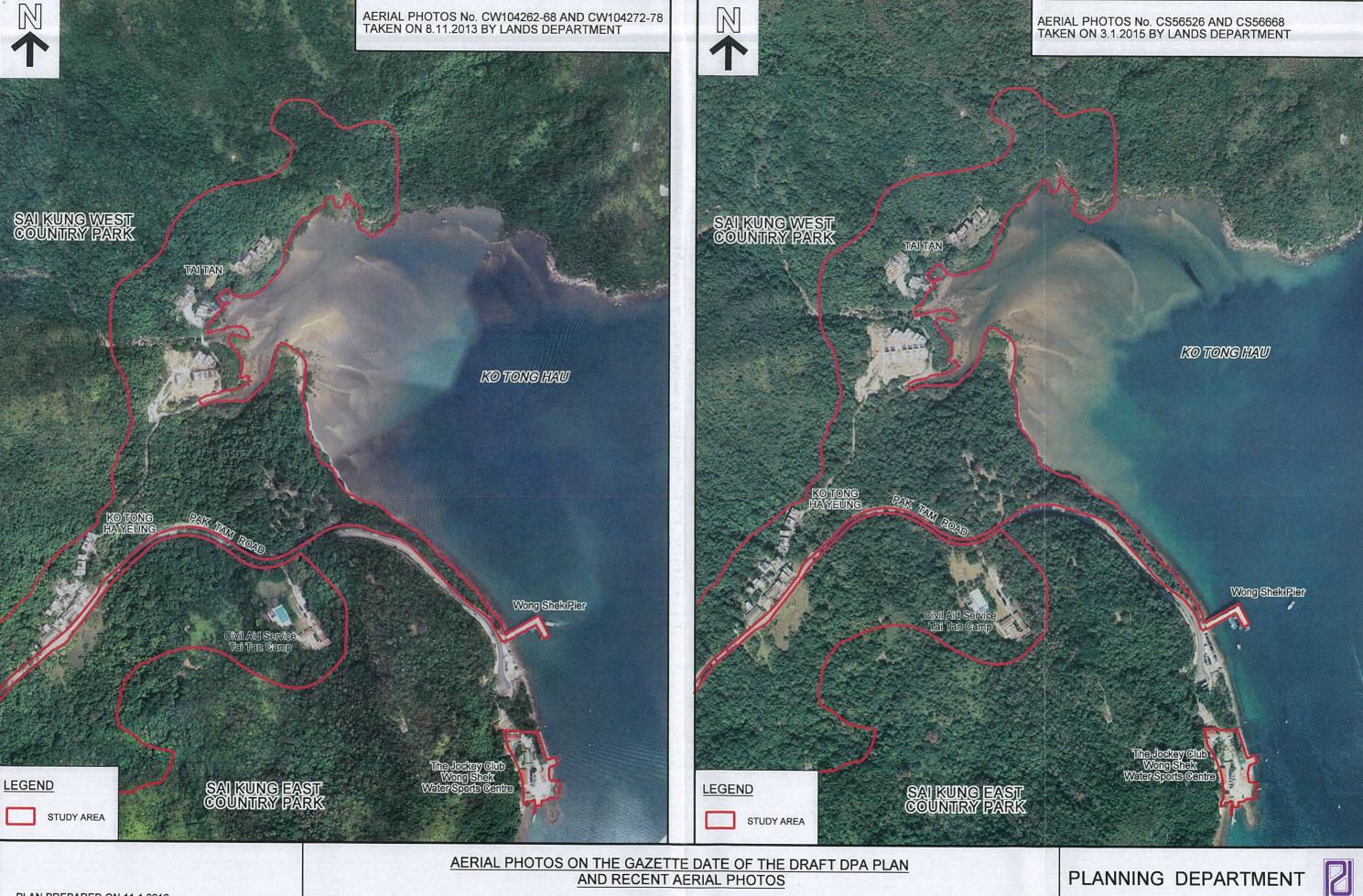
FIGURE 6i











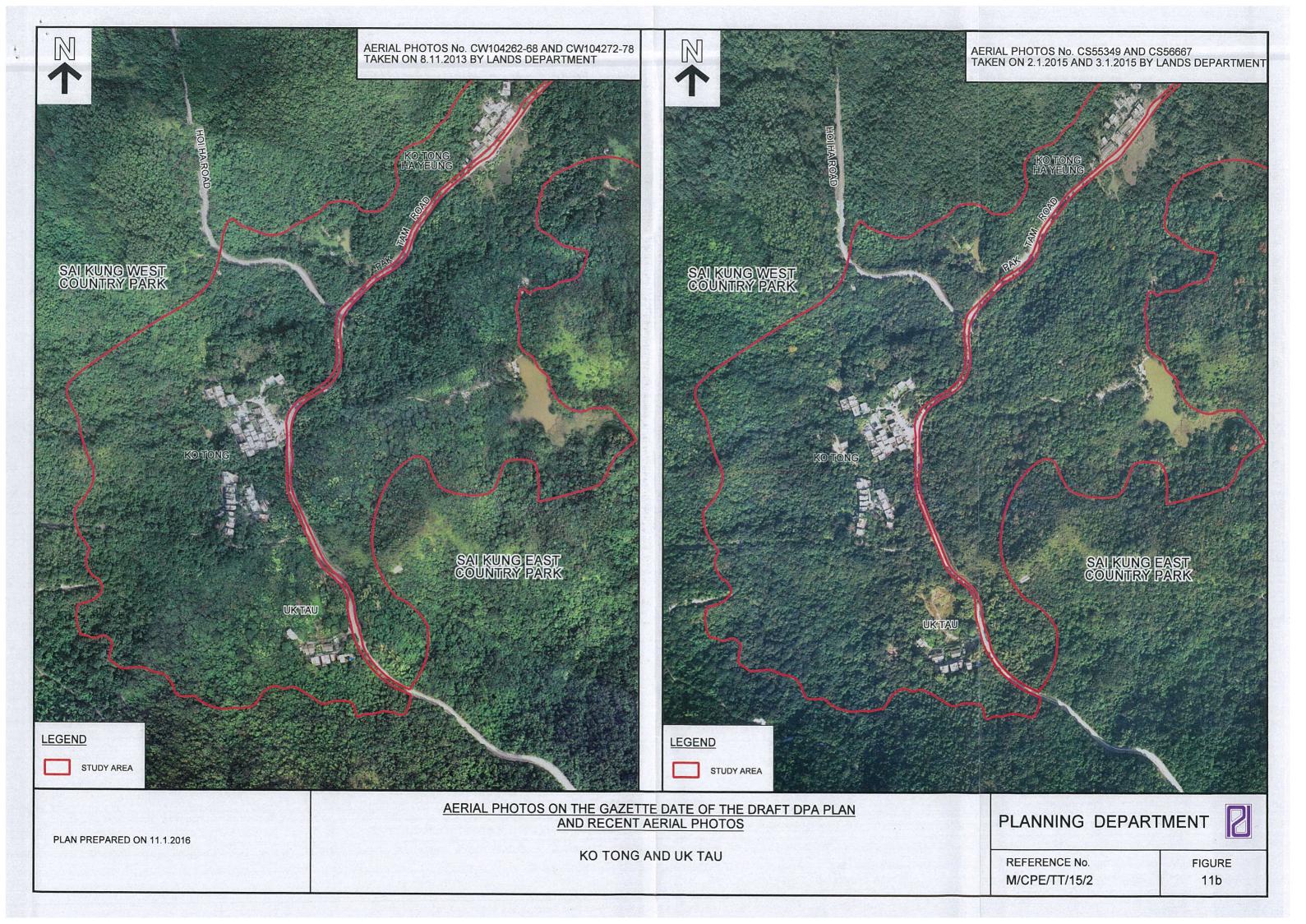
PLAN PREPARED ON 11.1.2016

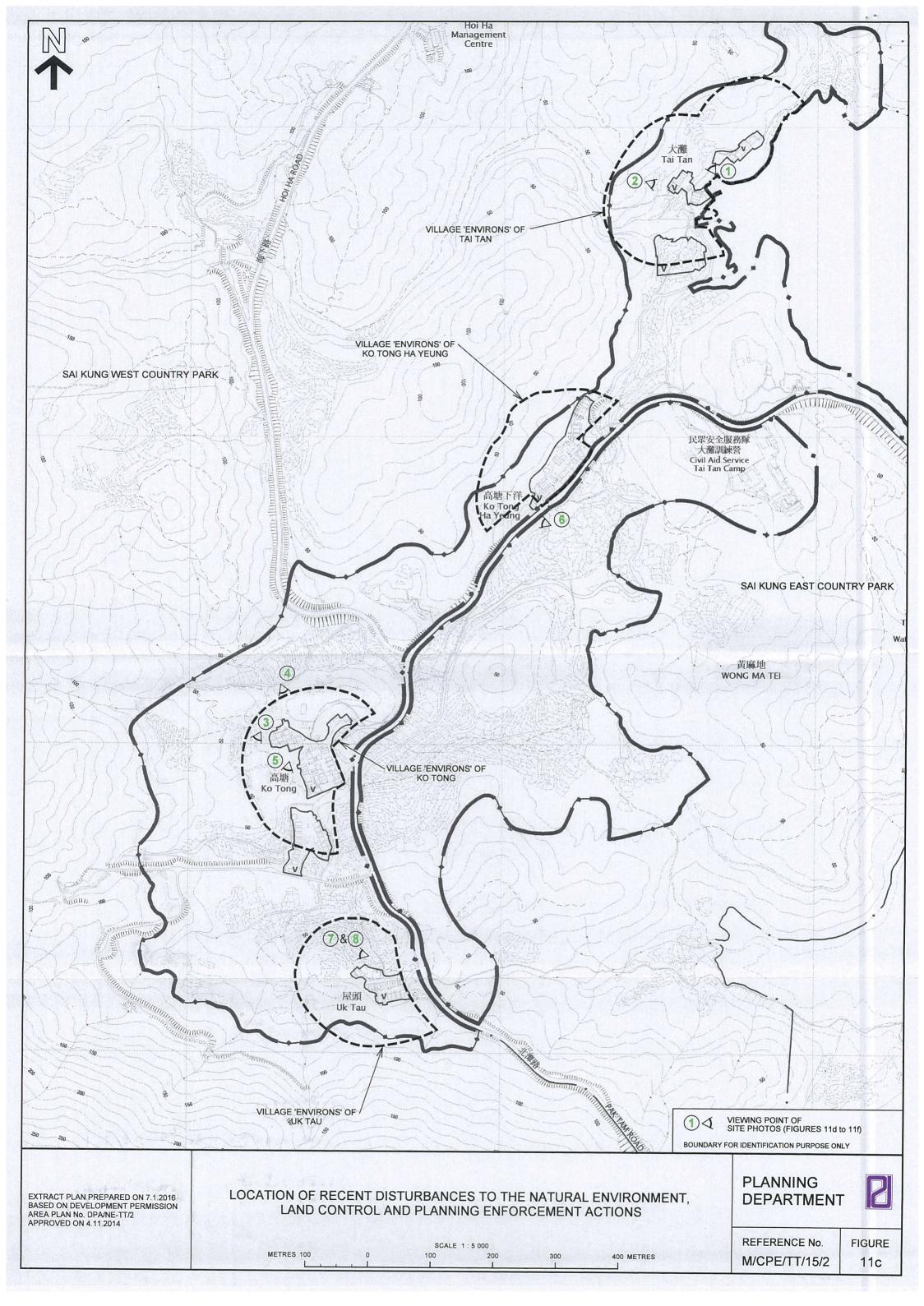
TAI TAN AND KO TONG HA YEUNG



REFERENCE No. M/CPE/TT/15/2

FIGURE 11a



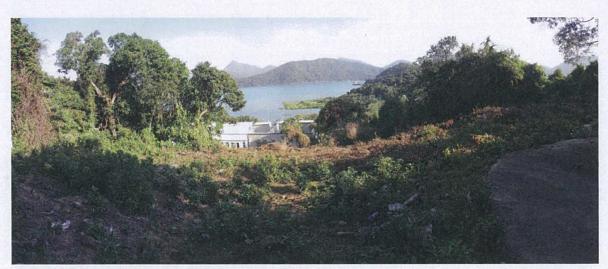


(1)



WOODLAND CLEARANCE AND SUSPECTED SLOPE AND SITE FORMATION WORKS IN TAI TAN

2



WOODLAND CLEARANCE IN TAI TAN

PLAN PREPARED ON 4.1.2016 BASED ON SITE PHOTOS TAKEN ON 30.11.2015 AND 18.12.2015 SITE PHOTOS RECENT DISTURBANCES TO THE NATURAL
ENVIRONMENT, LAND CONTROL AND
PLANNING ENFORCEMENT ACTIONS

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 11d





UNAUTHORIZED TRACK IN KO TONG





UNAUTHORIZED VEGETATION CLEARANCE OF GOVERNMENT LAND NEAR LOTS No.457 S.B AND 464 IN DD289 IN KO TONG





WOODLAND CLEARANCE IN KO TONG

PLAN PREPARED ON 7.1.2016 BASED ON SITE PHOTOS TAKEN ON 29.5.2015, 15.5.2015 AND 20.11.2015 SITE PHOTOS RECENT DISTURBANCES TO THE NATURAL
ENVIRONMENT, LAND CONTROL AND
PLANNING ENFORCEMENT ACTIONS

PLANNING DEPARTMENT



REFERENCE No.

M/CPE/TT/15/2

FIGURE 11e





UNAUTHORIZED WOODLAND CLEARANCE FOR CARPARK / UNAUTHORIZED FILLING AND EXCAVATION OF LAND IN KO TONG HA YEUNG









RING-BARK OF WOODLAND VEGETATION TO THE NORTHWEST OF THE VILLAGE IN UK TAU

PLAN PREPARED ON 7.1.2016 BASED ON SITE PHOTOS TAKEN ON 24.7.2015 AND 17.4.2015 SITE PHOTOS RECENT DISTURBANCES TO THE NATURAL
ENVIRONMENT, LAND CONTROL AND
PLANNING ENFORCEMENT ACTIONS

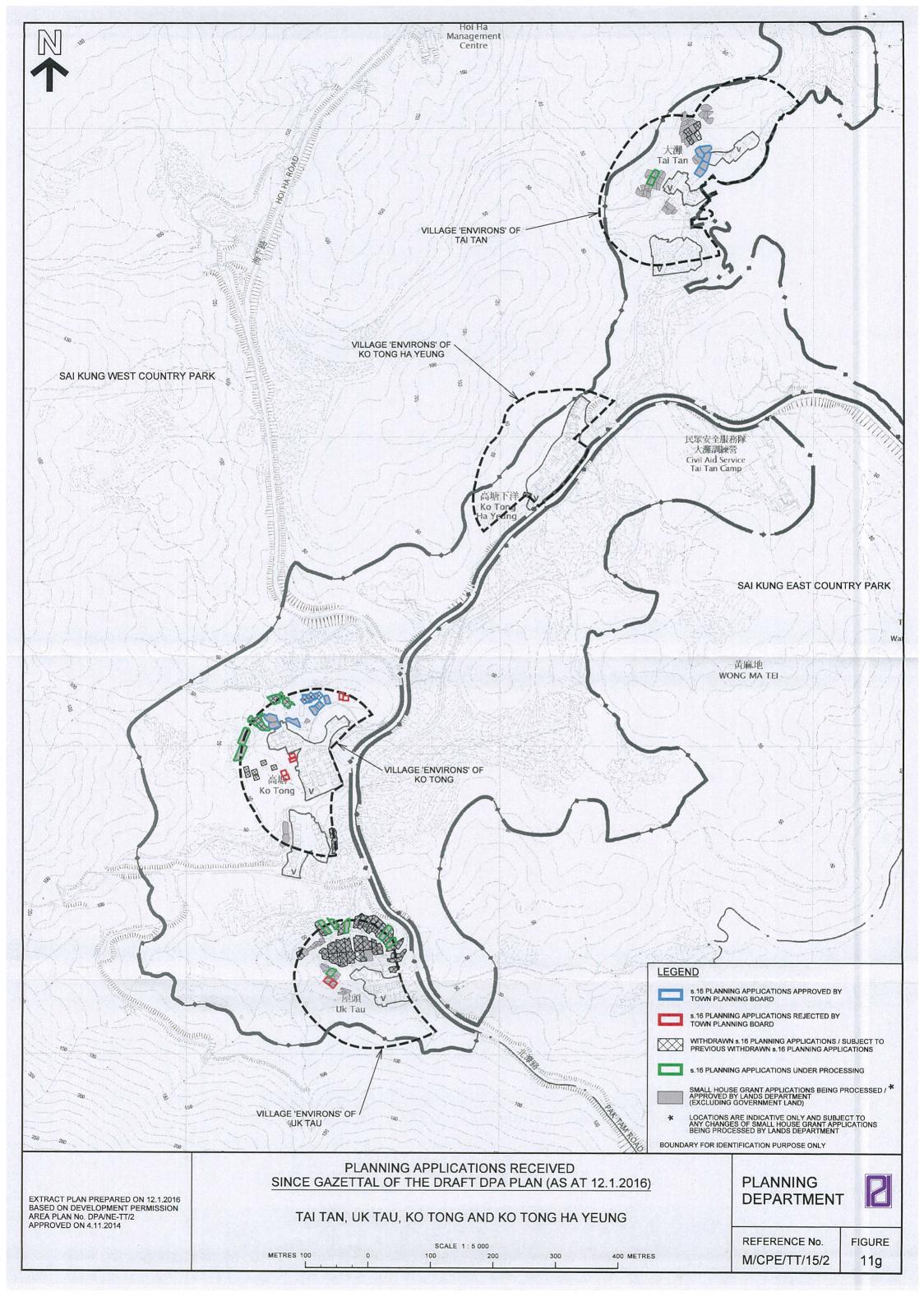
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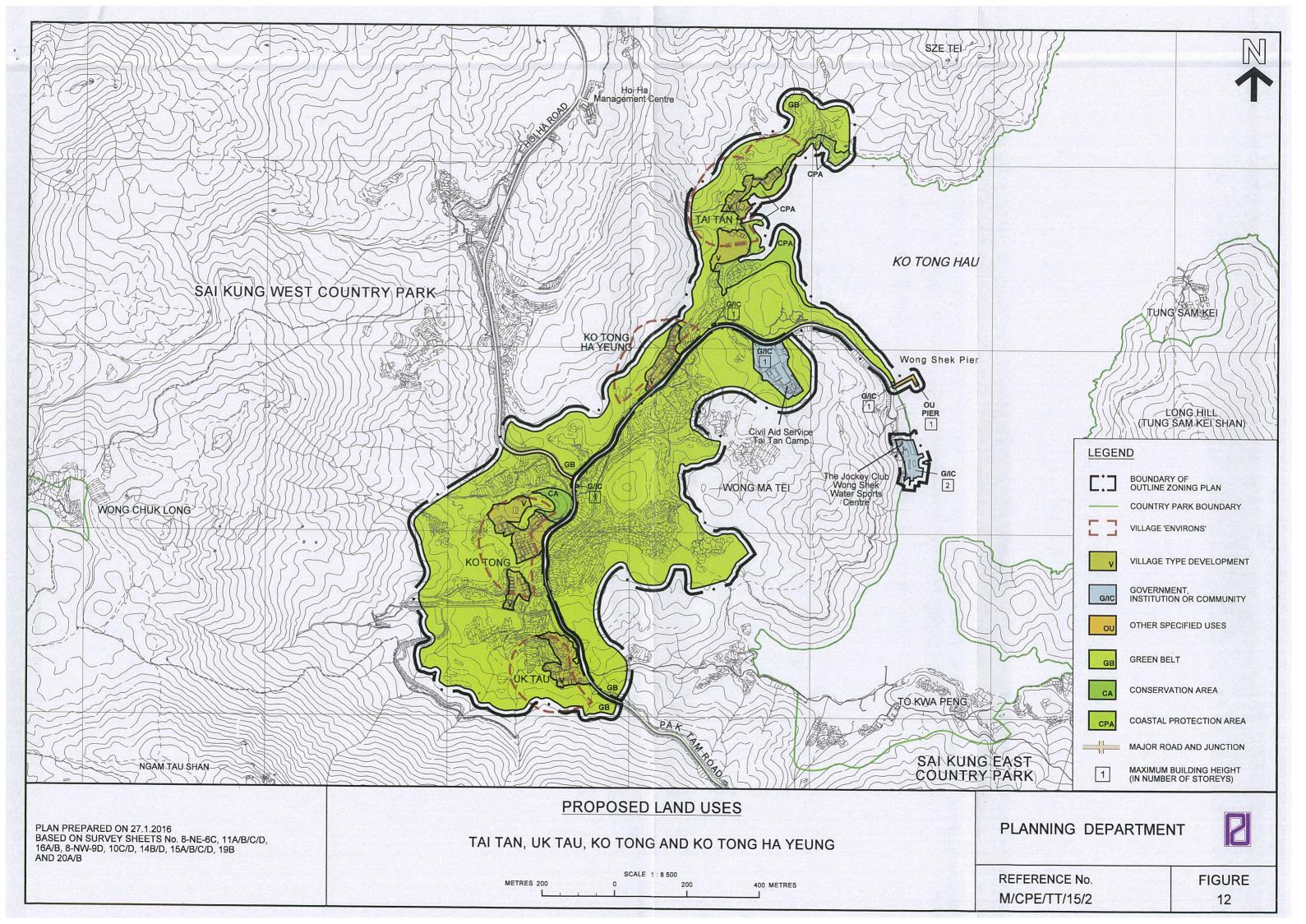


REFERENCE No.

M/CPE/TT/15/2

FIGURE 11f





Summary of the s.16 Planning Applications (All proposed for New Territories Exempted House (NTEH – Small House) in Tai Tan, <u>Uk Tau, Ko Tong and Ko Tong Ha Yeung (as at 12.1.2016)</u>

Total Number of s.16 Planning Applications received since the Gazettal of the draft DPA Plan on 8.11.2013	79
1. Number of approved s.16 planning applications (a)	13
2. Number of rejected s.16 planning applications (b)	8
3. Number of deferred s.16 planning applications (c)	13
4. Number of withdrawn s.16 planning applications (d)	44
5. Number of s.16 planning application pending decision*	1

^{*} Application No. A/DPA/NE-TT/79 will be considered by the Rural and New Town Planning Committee of the Town Planning Board on 22.1.2016.

(a) Approved s.16 Planning Applications

No.	s.16 Planning Applications No.	Villages	Proposed Development	Date of	Approval
	Applications 140.			Consideration	Conditions
1.	A/DPA/NE-TT/2	Tai Tan	Proposed House (NTEH - Small House)	14.11.2014	A1, A2, A3 & A4
2.	A/DPA/NE-TT/7	Tai Tan	Proposed House (NTEH - Small House)	16.1.2015	A1, A2, A3 & A5
3.	A/DPA/NE-TT/8	Tai Tan	Proposed House (NTEH - Small House)	16.1.2015	A1, A2, A3 & A5
4.	A/DPA/NE-TT/11	Ko Tong	Proposed House (NTEH – Small House)	27.2.2015	A1, A2, A3 & A6
5.	A/DPA/NE-TT/17	Tai Tan	Proposed House (NTEH – Small House)	13.3.2015	A1, A2, A3 & A5
6.	A/DPA/NE-TT/18	Tai Tan	Proposed House (NTEH – Small House)	13.3.2015	A1, A2, A3 & A4
7.	A/DPA/NE-TT/19	Ko Tong	Proposed House (NTEH – Small House)	27.3.2015	A1, A2, A3 & A7
8.	A/DPA/NE-TT/20	Ko Tong	Proposed House (NTEH – Small House)	27.3.2015	A1, A2, A3 & A7
9.	A/DPA/NE-TT/21	Ko Tong	Proposed House (NTEH – Small House)	27.3.2015	A1, A2, A3 & A7

10.	A/DPA/NE-TT/22	Ko Tong	Proposed House (NTEH – Small House)	27.3.2015	A1, A2, A3 & A7
11.	A/DPA/NE-TT/23	Ko Tong	Proposed House (NTEH – Small House)	17.4.2015	A1, A2, A3 & A7
12.	A/DPA/NE-TT/24	Ko Tong	Proposed House (NTEH – Small House)	17.4.2015	A1, A2. A3 & A5
13.	A/DPA/NE-TT/25	Ko Tong	Proposed Two Houses (NTEHs – Small Houses)	17.4.2015	A1, A2, A3 & A4

Approval Conditions

- A1 The permission shall cease to have effect on DD.MM.YYYY unless before the said date, the development permitted is commenced or the permission is renewed
- A2 The provision of septic tank, as proposed by the applicant, at a location to the satisfaction of the Director of Lands or of the Town Planning Board
- A3 The submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board
- A4 The submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board
- A5 The submission and implementation of landscape and tree preservation proposal including site formation plan to the satisfaction of the Director of Planning or of the Town Planning Board
- A6 The submission and implementation of landscape and tree preservation proposal including site formation plan and stormwater drainage plan to the satisfaction of the Director of Planning or of the Town Planning Board
- A7 The submission and implementation of landscape and tree preservation proposal to the satisfaction of the Director of Planning or of the Town Planning Board

(b) Rejected s.16 Planning Applications

No.	s.16 Planning Applications No.	Villages	Proposed Development	Date of	Rejection
	rappineations 110.	. •		Consideration	Reasons
1.	A/DPA/NE-TT/5	Uk Tau	Proposed House (NTEH - Small House)	12.6.2015 (On Review)	R1 & R2
2.	A/DPA/NE-TT/6	Uk Tau	Proposed House (NTEH - Small House)	12.6.2015 (On Review)	R1 & R2
3.	A/DPA/NE-TT/26	Ko Tong	Proposed House (NTEH – Small House)	8.5.2015	R1 & R2
4.	A/DPA/NE-TT/27	Ko Tong	Proposed House (NTEH – Small House)	8.5.2015	R1 & R2
5.	A/DPA/NE-TT/64	Ko Tong	Proposed House (NTEH – Small House)	17.7.2015	R1, R3 & R4
6.	A/DPA/NE-TT/65	Ko Tong	Proposed House (NTEH – Small House)	17.7.2015	R1, R3 & R4
7.	A/DPA/NE-TT/66	Ko Tong	Proposed House (NTEH – Small House)	17.7.2015	R1, R3 & R4
8.	A/DPA/NE-TT/73	Ko Tong	Proposed House (NTEH – Small House)	8.1.2016	R1, R3 & R4

Rejection Reasons

- R1 The application did not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed development would cause adverse landscape impact on the surrounding areas
- Approval of the application would set an undesirable precedent for other similar applications in the area, the cumulative impact of which would have adverse impacts on the natural environment and landscape character of the area
- R3 Approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications would result in adverse impacts on the natural environment, infrastructure capacities and landscape character of the area
- R4 The cumulative effect of approving similar applications would pre-determine the land use zonings of the OZP under preparation

Remarks:

The applicants of Applications No. A/DPA/NE-TT/26, 27, 64 and 66 also applied for s.17 reviews under the Town Planning Ordinance which are under processing.

(c) Deferred s.16 Planning Applications

No.	s.16 Planning Applications No.	Villages	Proposed Development	Date of	Approval
				Consideration	Conditions
1.	A/DPA/NE-TT/56	Ko Tong	Proposed House (NTEH - Small House)	4.12.2015	Deferred
2	A/DPA/NE-TT/57	Ko Tong	Proposed House (NTEH - Small House)	4.12.2015	Deferred
3.	A/DPA/NE-TT/59	Ko Tong	Proposed House (NTEH – Small House)	4.12.2015	Deferred
4.	A/DPA/NE-TT/61	Ko Tong	Proposed House (NTEH – Small House)	8.1.2016	Deferred
5.	A/DPA/NE-TT/62	Ko Tong	Proposed House (NTEH – Small House)	8.1.2016	Deferred
6.	A/DPA/NE-TT/63	Ko Tong	Proposed House (NTEH – Small House)	8.1.2016	Deferred
7.	A/DPA/NE-TT/67	Tai Tan	Proposed House (NTEH – Small House)	4.12.2015	Deferred
8.	A/DPA/NE-TT/68	Tai Tan	Proposed House (NTEH – Small House)	4.12.2015	Deferred
9.	A/DPA/NE-TT/74	Uk Tau	Proposed House (NTEH – Small House)	8.1.2016	Deferred
10.	A/DPA/NE-TT/75	Uk Tau	Proposed House (NTEH – Small House)	8.1.2016	Deferred
11.	A/DPA/NE-TT/76	Uk Tau	Proposed House (NTEH – Small House)	8.1.2016	Deferred
12.	A/DPA/NE-TT/77	Uk Tau	Proposed House (NTEH – Small House)	8.1.2016	Deferred
13.	A/DPA/NE-TT/78	Uk Tau	Proposed House (NTEH – Small House)	8.1.2016	Deferred

(d) Withdrawn s.16 Planning Applications

No.	s.16 Planning Applications No. Villages		Proposed Development
1.	A/DPA/NE-TT/1	Ko Tong	Proposed House (NTEH - Small House)
2.	A/DPA/NE-TT/3	Ko Tong	Proposed House (NTEH - Small House)
3.	A/DPA/NE-TT/4	Ko Tong	Proposed House (NTEH – Small House)
4.	A/DPA/NE-TT/9	Ko Tong	Proposed House (NTEH – Small House)

<u></u>			111 01777
5.	A/DPA/NE-TT/10	Ko Tong	Proposed House (NTEH – Small House)
6.	A/DPA/NE-TT/12	Ko Tong	Proposed House (NTEH – Small House)
7.	A/DPA/NE-TT/13	Ko Tong	Proposed House (NTEH – Small House)
8.	A/DPA/NE-TT/14	Ko Tong	Proposed House (NTEH – Small House)
9.	A/DPA/NE-TT/15	Ko Tong	Proposed House (NTEH – Small House)
10.	A/DPA/NE-TT/16	Ko Tong	Proposed House (NTEH – Small House)
11.	A/DPA/NE-TT/28	Ko Tong Ha	Proposed House (NTEH – Small House)
		Yeung	
12.	A/DPA/NE-TT/29	Ko Tong	Proposed House (NTEH – Small House)
13.	A/DPA/NE-TT/30	Ko Tong	Proposed House (NTEH – Small House)
14.	A/DPA/NE-TT/31	Úk Tau	Proposed House (NTEH – Small House)
15.	A/DPA/NE-TT/32	Uk Tau	Proposed House (NTEH – Small House)
16.	A/DPA/NE-TT/33	Uk Tau	Proposed House (NTEH – Small House)
17.	A/DPA/NE-TT/34	Uk Tau	Proposed House (NTEH – Small House)
18.	A/DPA/NE-TT/35	Uk Tau	Proposed House (NTEH – Small House)
19.	A/DPA/NE-TT/36	Uk Tau	Proposed House (NTEH – Small House)
20.	A/DPA/NE-TT/37	Uk Tau	Proposed House (NTEH – Small House)
21.	A/DPA/NE-TT/38	Uk Tau	Proposed House (NTEH – Small House)
22.	A/DPA/NE-TT/39	Uk Tau	Proposed House (NTEH – Small House)
23.	A/DPA/NE-TT/40	Uk Tau	Proposed House (NTEH – Small House)
24.	A/DPA/NE-TT/41	Uk Tau	Proposed House (NTEH – Small House)
25.	A/DPA/NE-TT/42	Uk Tau	Proposed House (NTEH – Small House)
26.	A/DPA/NE-TT/43	Uk Tau	Proposed House (NTEH – Small House)
27.	A/DPA/NE-TT/44	Uk Tau	Proposed House (NTEH – Small House)

· · · · · · · · · · · · · · · · · · ·			
28.	A/DPA/NE-TT/45	Uk Tau	Proposed House (NTEH – Small House)
29.	A/DPA/NE-TT/46	Uk Tau	Proposed House (NTEH – Small House)
30.	A/DPA/NE-TT/47	Uk Tau	Proposed House (NTEH – Small House)
31.	A/DPA/NE-TT/48	Uk Tau	Proposed House (NTEH – Small House)
32.	A/DPA/NE-TT/49	Uk Tau	Proposed House (NTEH – Small House)
33.	A/DPA/NE-TT/50	Uk Tau	Proposed House (NTEH – Small House)
34.	A/DPA/NE-TT/51	Uk Tau	Proposed House (NTEH – Small House)
35.	A/DPA/NE-TT/52	Uk Tau	Proposed House (NTEH – Small House)
36.	A/DPA/NE-TT/53	Uk Tau	Proposed House (NTEH – Small House)
37.	A/DPA/NE-TT/54	Uk Tau	Proposed House (NTEH – Small House)
38.	A/DPA/NE-TT/55	Uk Tau	Proposed House (NTEH – Small House)
39.	A/DPA/NE-TT/58	Uk Tau	Proposed House (NTEH – Small House)
40.	A/DPA/NE-TT/60	Ko Tong	Proposed Four Houses (NTEHs – Small Houses)
41.	A/DPA/NE-TT/69	Tai Tan	Proposed House (NTEH – Small House)
42.	A/DPA/NE-TT/70	Tai Tan	Proposed House (NTEH – Small House)
43.	A/DPA/NE-TT/71	Tai Tan	Proposed House (NTEH – Small House)
44.	A/DPA/NE-TT/72	Tai Tan	Proposed House (NTEH – Small House)

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From:		Tony	Nip			•		•	
To:									
Cc:									
History	/ :		This message has	been forwa	arded.				

Dear Ms. Yang,

Sorry for the late reply.

We published a report in 2013 talking about the ecological and conservation importance of six CP enclaves in Sai Kung: http://www.kfbg.org/upload/Documents/Free-Resources-Download/Report-and-Document/2013-KFBG-Sai-Kung-CP-enclaves-report-%28pdf%29.pdf; the captioned has been included.

In general, for Tai Tan and Ko Tong, the land covered by the OZP you mentioned, we consider that the secondary woodland, Fung Shui woodlands, stream (not only the EIS but also the one passing through the whole enclave and their tributaries, marshes, seasonally wet grassland, the large pond near the boundary on the southeast, as well as mangrove and backshore vegetation are all of conservation value and should not be encroached by development zonings (e.g., V zone). The riparian zones of the streams and the tributaries should be protected by a 30 m buffer on both sides of the watercourses.

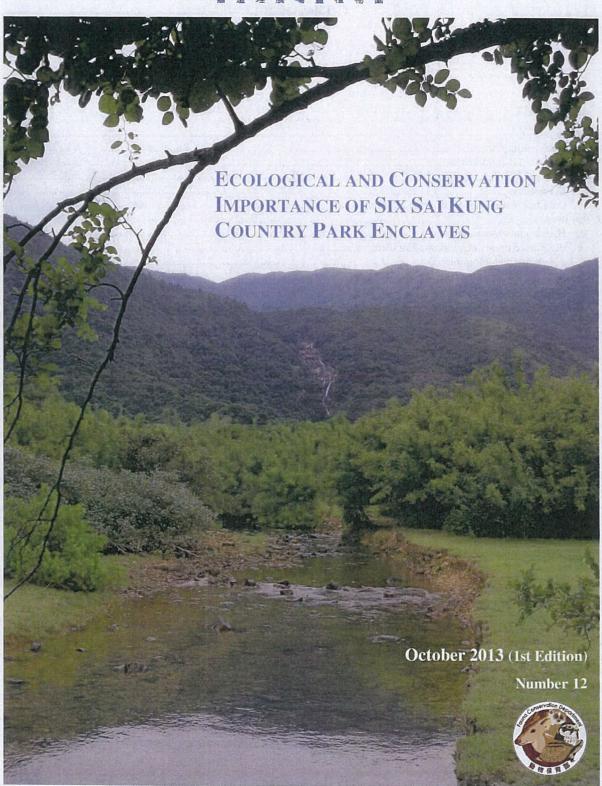
All the habitats aforementioned should be protected by conservation zonings as they provide habitats for fishes, mammals, birds and reptiles of conservation importance as specified in the report.

The habitat map of the captioned enclave is at Figure 7 of the report at the link.

Best Regards,

Tony





Ecological and Conservation Importance of Six Sai Kung Country Park Enclaves

(1st Edition)

October 2013

Editors

Gary ADES, Tony NIP & Ming Chuan WOO

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Abbreviations: PSO (Pak Sha O), PTA (Pak Tam Au), CK (Chek Keng), KT (Ko Tong)

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Cover photo: Chek Keng



Publication Series No.12

page 1

Executive Summary

Following the "Tai Long Sai Wan incident" in 2010 which saw the potential loss of an area of outstanding beauty to a private development and highlighted how vulnerable our local ecology and natural heritage have become, the Hong Kong Government made a promise to step up procedures to protect the Country Park (CP) enclaves not yet covered by statutory plans. In 2011, the Ombudsman also urged relevant departments and bureaux to cover those areas with statutory plans or incorporate them into the CP system.

At the time of writing, the Planning Department has been preparing Development Permission Area plans (DPA) or Outline Zoning Plans (OZP) for many of these areas, in consultation with the Town Planning Board. Meanwhile, the Agriculture, Fisheries and Conservation Department has incorporated several enclaves (including Tai Long Sai Wan) into the CP system (revised CP maps were gazetted in May 2013 for 3 enclaves), based on the advice from the Country and Marine Parks Board. There are still approximately 28 enclaves not yet appropriately protected (at time of writing).

With a view to facilitating future decisions regarding the conservation of the CP enclaves, KFBG and collaborators have carried out site visits and surveys of several enclave areas to obtain up-to-date ecological information, which can be shared with the public and authorities. It is hoped that more informed decisions can be developed based on the additional knowledge provided in this report. The present report covers six enclaves in Sai Kung: Pak Sha O and Pak Sha O Ha Yeung, Nam Shan Tung, Pak Tam Au, Ko Tong, To Kwa Peng and Chek Keng. We hope these findings can assist the relevant Government departments in making appropriate and informed decisions regarding the designated zoning plans for these areas, and support the incorporation of unprotected areas into the CP system.

Most natural and semi-natural habitats within the listed enclaves are of high conservation concern; indeed, from an ecological and conservation viewpoint, they are inseparable from the wider Sai Kung CP ecosystem. We urge that the government takes guidance from the Convention on Biological Diversity (extended to Hong Kong in 2011) in deliberating its planning decisions for the enclaves. Appropriate conservation zonings (under the CP system or the town planning system) and statutory control of these areas will help deter haphazard, unsustainable development and help to appropriately safeguard Hong Kong's important natural and built heritage for the wider community and future generations.

1. Background and Introduction

The "Tai Long Sai Wan incident" first came under the spotlight in mid 2010 (http://www.nshk.org.hk/pdf/c_awards/2010/010.pdf); the public reacted with great concern regarding the case and urged the Government to take immediate action to safeguard natural landscapes that are afforded no statutory protection (as in the case of Tai Long Sai Wan). The then Chief Executive announced in his Policy Address (in October 2010) that the Planning Department (PlanD) and the Agriculture, Fisheries and Conservation Department (AFCD) would protect the Country Park (CP) Enclaves not yet covered by statutory plans according to the local situations, either by incorporating them into the CPs or through statutory planning control; in September 2011 the Ombudsman also recommended that (a) DevB (Development Bureau) and EnB (Environment Bureau) should urge their executive departments to, as directed by the Chief Executive, expeditiously prepare statutory plans for those enclaves that are still unprotected or to incorporate them into country parks, in order to ensure that all enclaves are properly protected; and (b) AFCD should consider incorporating private lands that have conservation value into country parks in accordance with the revised CMPB (Country and Marine Parks Board) criteria (http://www.ombudsman.hk/concluded/2011_09_02.pdf).

Also in 2011, the Convention on Biological Diversity (CBD) was extended to Hong Kong, and in the 2013 Policy Address, the Chief Executive Mr. C.Y. Leung reported that the Government would appropriately implement the requirement of this international Convention and a Biodiversity Strategy and Action Plan (BSAP) would be developed; Article 8 of this international Convention lists all necessary actions that are essential for in-situ conservation (http://www.cbd.int/convention/articles/default.shtml?a=cbd-08), and some relevant items are documented below:

- (a) Establish a system of protected areas or areas where special measures need to be taken to conserve biological diversity
- (b) Develop, where necessary, guidelines for the selection, establishment and management of protected areas or areas where special measures need to be taken to conserve biological diversity
- (c) Regulate or manage biological resources important for the conservation of biological diversity whether within or outside protected areas, with a view to ensuring their conservation and sustainable use
- (d) Promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings
- (e) Promote environmentally sound and sustainable development in areas adjacent to protected areas with a view to furthering protection of these areas
- (f) Rehabilitate and restore degraded ecosystems and promote the recovery of threatened species, inter alia, through the development and implementation of plans or other management strategies
- (i) Endeavour to provide the conditions needed for compatibility between present uses and the conservation of biological diversity and the sustainable use of its components
- (k) Develop or maintain necessary legislation and/or other regulatory provisions for the protection of threatened species and populations



The present report was compiled with the above incidents and Government promises in mind. Six CP enclaves in Sai Kung were selected for documentation, partly due to the fact that some information on these sites was already available and also because these sites were considered of ecological importance: Pak Sha O (PSO; including Pak Sha O Ha Yeung (PSOHY)), Nam Shan Tung (NST), Pak Tam Au (PTA), Ko Tong (KT; including Ko Tong Ha Yeung (KTHY) and Tai Tan (TT)), To Kwa Peng (TKP) and Chek Keng (CK) (Figure 1). The aim of this report is to provide up-to-date ecological information for relevant authorities to ensure that the CP enclaves are afforded appropriate protection. The information was gathered by experts from Kadoorie Farm & Botanic Garden (KFBG) and experts from a local ecological consultant with more than ten years' experience in ecological survey and assessment work in Hong Kong, including Sai Kung. The survey was sponsored by KFBG.

2. Methods

2.1 Surveys

Aquatic fauna were surveyed by direct observation and snorkelling during the wet season of 2012. From October to December 2012, botanists and ornithologists from the consultant carried out habitat, vegetation and bird surveys; for each enclave, the study area constitutes the enclave itself and accessible areas within 50m from the boundary. Habitat mapping was conducted by comparing aerial photographs and later through ground-truthing; vegetation surveys were conducted at the same time as the ground-truthing. Bird surveys were carried out on foot, beginning within 40 minutes of sunrise and continuing until around 10.30 am. Two surveys of each enclave were conducted, with the exception of PSO, for which more or less weekly surveys were conducted during the study period (October to December 2012). Results of the survey work were supplemented with data collected from occasional ad hoc surveys undertaken over the past seven years at PSO. Data collated from this longer and more intense period of observation were used to inform assessments of other enclaves in view of their close proximity (maximum 4 km between the two most distant) to each other.

2.2 Data from Other Sources

Personal observations by KFBG staff regarding the herpetofauna recorded at the enclaves were gathered to supplement the findings in this report. These observations were made in recent years (e.g., after 2000). Unpublished and published data from AFCD (e.g., AFCD newsletter *Hong Kong Biodiversity*) and other sources (e.g., Hong Kong Bird Watching Society) and scientific literature were reviewed and useful information related to the enclaves was extracted.

The general status of different habitats was assessed based on site observation, relative biological diversity and the presence or absence of species of conservation interest. Status of species mainly follows Fellowes *et al.* (2002), Hu *et al.* (2003), IUCN Red List, AFCD's database and other documented sources.

3. Results

3.1 Habitats and Vegetation

The area of habitat in each studied enclave (including the area 50 m from the boundary) is provided in **Table 1**. A complete plant list is provided in **Appendix 1**.

Table 1. Habitats in each study area (%)

Habitat type	PSO	NST	PTA	KT	TKP	CK	l
Channelized watercourse			0.27				1
Backshore vegetation			-	0.36	1.43	3.83	1
Developed/ Village area	4.99	0.84	4.82	9.17	1.31	1.94	1
Dry agricultural land	- 0.83			0.14]
Fung shui Woodland	4.76	4.97	3.64	2.62	6.96		1
Grassland	0.41	7.65	5.00			1.60	1
Shrubby grassland	0.88		7.65	0.99	6.25		1
Mangrove		•		1.21	6.14	3.11	1
Marsh	0.92		0.95	0.41			
Natural watercourse	2.82	1.99	0.85	2.62	0.88	3.42	1
Plantation			1.26				1
Pond			0.31	0.61	į.		1
Ruderal area*	0.06			0.18	1.04	0.19	1
Sea				4.49	14.09	11.00	
Seasonally wet grassland	0.12		0.91	0.36			
Secondary woodland	84.21	84.55	72.71	76.84	61.47	74.91	1
Waste ground			1.63		0.43		1
Total %	100.00	100.00	100.00	100.00	100.00	100.00	Γ
Total area (ha)	48.16	9.23	22.40	97.20	17.11	56.23	

^{*} waste ground with sparce vegetation cover (often invasive plants)

3.1.1 Pak Sha O

Ten habitats were identified within the PSO study area, comprising native secondary woodland, fung shui woodland, marsh, developed/village area, seasonally wet grassland, dry agricultural land, natural watercourse, grassland, shrubby grassland and ruderal area. Figure 2 shows the habitat map of PSO and PSOHY.

Native secondary woodland is the dominant habitat type within this enclave. The lowland woodland seems to have evolved from abandoned agricultural land through natural succession, while the remaining woodland located on the hillside is relatively mature. The woodland is extensively covered by climbers such as Byttneria aspera. The overstorey of this woodland habitat mainly consists of tree species Cratoxylum cochinchinense, Alangium chinense, Viburnum odoratissimum and Mallotus paniculatus of young age. Dominant species underneath the overstorey include common shrubs and trees (such as Psychotria asiatica, Ardisia quinquegona and Daphniphyllum calycinum). A total of 100 floral species were identified. Five floral species of conservation concern were identified, including the herb Houttuynia cordata, fern Cibotium barometz, climber Gnetum luofuense, shrub Pavetta hongkongensis and tree Aquilaria sinensis.

A specimen of Ludisia discolor is present in the woodland at PSO. This species is regarded as infrequent but widespread in HK by Barretto et al. (2011), who note that most of Hong Kong's subpopulations are now feared extinct. They assign it a Red Data status of EN in Hong Kong.

Two areas of fung shui woodland are present; these are located behind the village areas at PSO and at PSOHY, respectively. PSO fung shui woodland is located in the south of the enclave and PSOHY fung shui woodland is located in the north (see Figure 2). The vegetation compositions of the two woodlands are similar and mainly consist of a closed canopy of common fung shui woodland native tree species such as Aporusa dioica, Schefflera heptaphylla and Cinnamomum parthenoxylon, with a well-developed understorey dominated by Byttneria aspera, Maesa perlarius and Psychotria asiatica. The presence of mature trees with average Diameter at Breast Height (DBH) of 30-60cm and well-developed woody climbers (Byttneria aspera and Gnetum luofuense) indicates that they are old-growth woodlands with limited human disturbance. Both fung shui woodlands support a moderate plant diversity (77 and 66 floral species were identified within PSO and PSOHY, respectively), with four plant species of conservation concern recorded, including the fern Cibotium barometz, climber Gnetum luofuense, shrub Pavetta hongkongensis and tree Aquilaria sinensis.

Four significant areas of natural freshwater marsh are present within the enclave. One of these is at PSOHY, while the remaining three are at PSO. The marshes evolved from abandoned agricultural land through natural succession. They have been utilized and maintained by feral cattle and are mainly dominated by wetland- or marsh-associated plant species including Geissapis cristata, Ischaemum barbatum, Floscopa scandens, Philydrum lanuginosum, Impatiens chinensis and Cyclosorus interruptus. This habitat supports moderate plant diversity (53 floral species) compared with similar habitat elsewhere in Hong Kong. Three species of conservation concern were identified, including the herbs Houttuynia cordata and Geissapis cristata, and one orchid species, Liparis ferruginea. Although the orchid species was only recorded in the marsh of PSOHY, the close proximity (< 500m) to the other three marshes in PSO and the fact that the growth environments of these marshes are similar to that of PSOHY, might suggest the likelihood that the same orchid species occurs at all three marshes. This orchid species is considered to be scarce and restricted in Hong Kong, and the local population has been estimated to be less than 50 individuals (Barretto et al. 2011); therefore it is considered to be locally Endangered (Barretto et al. 2011). Since this species is highly habitat-specific (wet lowland grassland) and this habitat type is under threat in Hong Kong, Barretto et al. (2011) have urged that conservation action should be undertaken to protect this species and its habitat.

An area of dry agricultural land is present at PSO. This was originally a natural freshwater marsh (Figure 3) evolved from abandoned agricultural land. During the second half of 2012, it was reprofiled and converted into active agricultural land (Figure 4). Remnants of wetland- or marsh-associated plant species such as *Impatiens chinensis*, Floscopa scandens, Ludwigia adscendens and Polygonum glabrum are present in the marshy area surrounding the existing agricultural land. The vegetation coverage of this habitat is low and most of the plant species were recorded from the surrounding marshy area only. A total of 36 plant species were recorded with one species of conservation concern, the herb Geissapis cristata, identified.

One small piece of seasonally wet grassland is present at the southwest of the enclave. Although the grassland was dry during the survey, the presence of several patches of wetland-associated plants (such as *Polygonum* spp.) suggests that the area is able to retain sufficient water for their growth during the wet season. Dominant species within this habitat include wetland herbs (*Polygonum pubescens* and *Geissapis cristata*) and subshrubs (*Urena procumbens* and *Urena lobata*). Twenty-two plant species were recorded with one species of conservation concern, the herb *Geissapis cristata*.

Several watercourses were discovered to run through the whole enclave, mainly under the canopy of the native secondary woodland. These watercourses are semi-natural (with a natural bottom covered with boulder, gravel and sand). Plant species such as Acorus gramineus, Saurauia tristyla and Adina pilulifera were commonly recorded along the bank. A total of 26 plant species were recorded with three species of conservation concern identified including the fern Cibotium barometz, the woody climber Gnetum luofuense and the shrub Pavetta hongkongensis.

The developed/village area includes access roads and a number village houses. Plant coverage and diversity were low in this habitat. Plant species such as the climbers *Ipomoea cairica*, *Ficus pumila* and *Bougainvillea spectabilis* were commonly recorded. Fifteen species were recorded with no species of conservation concern identified.

A small ruderal area (sparcely vegetated waste ground) is present behind the PSO village area. Species such as Aporusa dioica, Pavetta hongkongensis and Maesa perlarius were recorded. Fifteen plant species were recorded with one shrub species of conservation concern, Pavetta hongkongensis, identified.

3.1.2 Nam Shan Tung

Five habitats were identified within the NST study area, including native secondary woodland, fung shui woodland, developed/village area, natural watercourse and grassland. A habitat map is shown in Figure 5.

Native secondary woodland is the dominant habitat within this enclave, but the woodland in the lowland area is relatively young. It is believed that the lowland woodland evolved from abandoned farmland through natural succession. The remaining part of the woodland is located on the hillside and is relatively mature. The canopy of this habitat mainly consists of native tree species Schefflera heptaphylla, Aporusa dioica, Cratoxylum cochinchinense and Cinnamomum parthenoxylon. Dominant species in the understory include common shrubs (Psychotria asiatica and Ardisia crenata), ferns (Blechnum orientale and Cyclosorus parasiticus) and climbers (Byttneria aspera). A total of 60 flora species were identified. Two flora species of conservation concern were identified, comprising the fern Cibotium barometz and the climber Gnetum luofuense.

A fung shui woodland is present in the middle of the enclave and behind the village. It consists of a closed canopy of common fung shui woodland tree species such as Aporusa dioica and Schefflera heptaphylla, and other native trees such as Mallotus paniculatus, with a well-developed understory dominated by the fern Blechnum orientale, the climber Dalbergia benthamii and the shrub Psychotria asiatica. The presence of mature trees with an average DBH (Diameter at Breast Height) of 30-60cm and well-developed woody climbers indicates that the habitat represents old-growth woodland with limited human disturbance. This fung shui woodland supports moderate plant diversity (58 species) with two species of conservation concern identified, including the tree Aquilaria sinensis and the woody climber Gnetum luofuense.

Several watercourses were found running through the enclave, mainly under the canopy of the secondary woodland. These watercourses are largely natural (i.e. with a natural bottom). Plant species such as the riparian herb Acorus gramineus and the trees Saurauia tristyla and Adina pilulifera were commonly recorded along the watercourses. A total of 17 plant species were recorded with one species of conservation concern, the fern Cibotium barometz, identified.

The developed/village area is located in the middle of this enclave. Some abandoned village houses are overgrown with vegetation. Plant coverage and diversity are low in this habitat. Plant species such as the trees *Mallotus paniculatus* and *Ficus hispida* and exotic climber *Bougainvillea*

spectabilis were commonly recorded. Eighteen species were recorded with no species of conservation concern.

3.1.3 Pak Tam Au

Twelve habitats were identified within the PTA study area, including native secondary woodland, fung shui woodland, plantation, grassland, seasonally wet grassland, marsh, natural watercourse, channelized watercourse, pond, shrubby grassland, waste ground and developed/village area. A habitat map is shown in **Figure 6**.

The area surrounding the enclave comprises predominantly young secondary woodland. The mixed canopy consists mainly of Alangium chinense, Bischofia javanica, Cleistocalyx operculatus, Machilus chekiangensis, Mallotus paniculatus and Viburnum odoratissimum. The woodland supports moderate to high plant diversity, with a total of 103 flora species identified. Two species of conservation concern were identified, including the tree Aquilaria sinensis and the shrub Pavetta hongkongensis.

Fung shui woodland is located to the north and behind the village. The overstorey is dominated by a closed canopy of common fung shui woodland tree species such as Aporusa dioica, Alangium chinense and Schefflera heptaphylla. The understorey is well-developed and dominated by the shrubs Ardisia crenata, Uvaria macrophylla and Psychotria asiatica. The presence of mature trees with an average height of 12-16 m indicates that the habitat consists of old-growth woodland. The fung shui woodland supports moderate plant diversity (60 floral species identified) with one species of conservation concern, the tree Aquilaria sinensis, present.

Two patches of plantation are present in the middle of the enclave. They comprise mainly exotic plantation tree species such as Acacia confusa, together with common native but planted tree species (i.e., Ficus microcarpa). The understory consists of common shrubs (such as Melastoma malabathricum, Urena lobata and Rhodomyrtus tomentosa). A total of 44 floral species were recorded with one species of conservation concern, the tree Aquilaria sinensis, identified.

Grassland is present in the middle of the enclave, and this area is maintained by feral cattle. Dominant species include herbs (*Ischaemum barbatum*, *Axonopus compressus* and *Chrysopogon aciculatus*) and shrubs (*Melastoma malabathricum*). The grassland supports moderate plant diversity (80 plant species), with one species of conservation concern, the herb *Geissapis cristata*, identified.

One small area of seasonally wet grassland was identified at the edge of the grassland habitat (on the northeastern side). Although the area was dry during the survey period, the presence of several patches of wetland-associated plants such as *Philydrum lanuginosum* suggested that water accumulates during the wet season. Dominant species within this habitat include wetland herbs (*Philydrum lanuginosum*, *Paspalum scrobiculatum* var. orbiculare and *Pycreus polystachyus*). Eleven plant species were recorded with one species of conservation concern, the herb *Geissapis cristata*, identified.

Marsh is present at the edge of the grassland (also on the northeastern side), next to the seasonally wet grassland. It is maintained by feral cattle and appears wet enough for the establishment of some common wetland plant species, including *Paspalum orbiculare*, *Pycreus polystachyus* and *Eriocaulon* sp. The habitat supports limited plant diversity (21 flora species) with two species of conservation concern, the herb *Geissapis cristata* and the scarce and restricted orchid *Liparis ferruginea*. This orchid species is considered to be locally Endangered (Barretto et al. 2011).

Watercourses that are predominantly natural are located in the south and east of the enclave; some sections of the streams are bounded by retaining walls, and there are weirs present along several sections. At the time of the habitat survey, water was fairly shallow covering rocky substrate and with some deep pools. The surrounding habitat type along the natural watercourses is secondary woodland. A total of 20 plant species were recorded with no species of conservation concern identified.

The natural sections of the watercourse system are connected by a concrete channel in the middle of the enclave. However, the channel still functions as a corridor between two natural stream sections.

Two ponds are present in the north and in the centre of the enclave. They are located under the canopy of the secondary woodland and are overgrown with wetland-associated plants such as the fern Cyclosorus interruptus, the grass Leersia hexandra, the herb Commelina diffusa and the floating herb Eichhornia crassipes. The ponds are linked with the watercourses.

Shrubby grassland is located in the south of the enclave. Dominant species include shrubs such as *Melastoma malabathricum*, *Rhodomyrtus tomentosa* and *Glochidion lanceolarium* and the fern *Dicranopteris pedata*. The shrubby grassland supports limited plant diversity (36 plant species were recorded).

An area of waste ground is present in the southwest of the enclave. Most of the area is still bare exposed ground. Fifteen plant species were recorded.

Plant coverage and diversity in the developed/village area are low. Plant species such as the herb Ageratum conyzoides, and planted trees Psidium guajava and Ficus microcarpa were recorded.

3.1.4 Ko Tong

Thirteen habitat types were identified within the KT study area, including native secondary woodland, fung shui woodland, marsh, developed/village area, seasonally wet grassland, dry agricultural land, natural watercourse, ruderal area, marine area, mangrove, backshore vegetation, shrubby grassland and pond habitat. A habitat map is shown in Figure 7.

The enclave area comprises mainly native secondary woodland. The woodland in the lowland area appears to represent succession from abandoned farmland, and is considered to be fairly young. The remaining woodland on the hillside is relatively mature. The canopy of this habitat consists mainly of native tree species such as Alangium chinense, Mallotus paniculatus, Viburnum odoratissimum and Machilus chekiangensis. Dominant species below the canopy include common shrubs and trees such as Psychotria asiatica, Uvaria macrophylla and Daphniphyllum calycinum. A total of 86 flora species were identified. Two species of conservation concern, the tree Aquilaria sinensis and the shrub Pavetta hongkongensis, were identified.

Two stands of fung shui woodland are located behind the villages at KT and KTHY. Vegetation compositions of these two fung shui woodlands are similar and mainly consist of common fung shui woodland tree species such as Dimocarpus longan, Alangium chinense, Aporusa dioica and Schefflera heptaphylla. Understorey vegetation is well-developed, and includes the climber Byttneria aspera and shrubs Psychotria asiatica and Maesa perlarius. The presence of mature trees with an average height of 12-15 m and woody climbers indicates that the woodland is old and has had limited human disturbance. Since it is not easy to access the fung shui woodlands because of the difficult site conditions, surveys were conducted using binoculars from a distance and thus plant species recorded were limited (46 and 18 flora species were identified within the KT fung shui woodland and KTHY fung shui woodland respectively). Three species of conservation concern

were identified including the woody climber Gnetum luofuense, the shrub Pavetta hongkongensis and the tree Aquilaria sinensis.

Several natural watercourses run through the enclave, and under the native secondary woodland canopy. Plant species such as the trees Cleistocalyx nervosum, Viburnum odoratissimum, Hibiscus tiliaceus and the invasive climber Mikania micrantha are common along the stream banks. A total of 16 plant species were recorded with no species of conservation concern identified.

An area of mangrove is present along the seashore at TT (to the northeast of the enclave). Dominant species include common mangrove species such as *Kandelia obovata*, *Excoecaria agallocha* and *Aegiceras corniculatum*. A total of 12 plant species were recorded with no species of conservation concern identified.

Backshore vegetation is present behind the mangrove, and forms a transition between the mangrove and the secondary woodland and/ or shrubland. Vegetation found in this area is a mix of mangrove, shrubs and secondary forest species dominated by woody plants with an average height of 2-3 m. Dominant species include the trees *Hibiscus tiliaceus* and *Viburnum odoratissimum*, and the shrubs *Paliurus ramosissimus* and *Pandanus tectorius*. A total of 23 plant species were recorded with no species of conservation concern identified.

One small and one large freshwater pond were identified in the enclave. The area adjacent to the small pond was fenced off and no survey could be carried out. The large pond is located within the secondary woodland. With regard to the existing topography and location of this large pond, it appears that the pond connects to and collects water from seasonal streams flowing from the adjacent hillside. Vegetation surrounding the pond was mainly composed of woody plants such as the shrubs *Rhodomyrtus tomentosa* and *Glochidion zeylanicum*, and the tree *Mallotus paniculatus*.

Two areas of freshwater marsh were identified. One marsh is directly connected with the large pond; another marsh is located in the south of the enclave and near the village area. It is believed that these marshes have been utilized and maintained by feral cattle, and are mainly dominated by wetland- or marsh-associated plant species including the grasses *Ischaemum barbatum*, *Ischaemum ciliare* and *Panicum dichotomiflorum*, and other herbs *Geissapis cristata* and *Philydrum lanuginosum*. This habitat supports moderate plant diversity (40 species) compared with other similar freshwater habitats in Hong Kong, and one species of conservation concern, the herb *Geissapis cristata*, was identified.

Three small areas of dry agricultural land were identified in the middle, south and east of the enclave respectively. Common fruit tree species such as *Citrus reticulata*, *Citrus maxima* and *Carica papaya* and crop species, *Ipomoea batatas*, were recorded.

One small area of seasonally wet grassland was identified in front of the KTHY village. Although the area was dry during the survey period, the presence of several patches of wetland-associated plants such as *Polygonium* spp. suggests the area would be inundated during the wet season. Dominant species in this habitat include wetland herbs (*Geissapis cristata*, *Polygonum pubescens* and *Philydrum lanuginosum*) and shrubs (*Melastoma malabathricum* and *Glochidion zeylanicum*). Nineteen plant species were recorded, with one species of conservation concern, *Geissapis cristata*, identified.

Two areas of shrubby grassland were identified in the enclave, probably developed through the natural succession of the abandoned farmland. Dominant species include the shrubs (Lantana camara, Senna tora and Urena lobata) and herbs (Axonopus compressus and Mimosa pudica).

The developed/village area in this enclave comprises roads, village houses, a barbecue site and an open storage area. In general, plant coverage is low in this habitat type except for the barbecue site in the north of the enclave. Plant species such as the grass Axonopus compressus, the weedy climber Mikania micrantha and the weedy shrub Lantana camara were commonly recorded. This habitat supports limited plant diversity with 34 species recorded. One species of conservation concern, the tree Aquilaria sinensis, was identified near the barbecue site.

Three small areas of ruderal habitat are located at TT (north of the enclave) and KT (south of the enclave). Species such as the grass Axonopus compressus, the sub-shrubby herb Urena lobata, and the shrubs/small trees Ardisia quinquegona and Rhus hypoleuca were common. Thirty-four plant species were recorded, with one species of conservation concern identified, the shrub Pavetta hongkongensis.

3.1.5 To Kwa Peng

Ten habitats were identified within the TKP study area, including native secondary woodland, fung shui woodland, developed/village area, waste ground, shrubby grassland, ruderal area, mangrove, backshore vegetation area, marine area and natural watercourse. A habitat map is shown in Figure 8.

Native secondary woodland is the dominant habitat type within this enclave. The woodland is mainly composed of a closed canopy of common native tree species such as Aporusa dioica, Machilus chekiangensis, Schefflera heptaphylla and Sterculia lanceolata. The understorey is well developed, dominated by the fern Blechnum orientale, the herb Microstegium ciliatum and the shrubs Maesa perlarius and Sarcandra glabra. A total of 57 flora species were identified, with two species of conservation concern, the fern Cibotium barometz and the shrub Pavetta hongkongensis.

A small fung shui woodland is present behind the village area. It is composed of a closed canopy of common fung shui woodland tree species such as Aporusa dioica and Antidesma bunius, and other native trees such as Mallotus paniculatus. Its understorey is dominated by shrubs Lasianthus attenuatus, Sarcandra glabra and Psychotria asiatica. The presence of mature trees with an average height of 12-16 m suggests that the habitat represents old woodland with limited human disturbance. The fung shui woodland supports moderate plant diversity (64 floral species), including three species of conservation concern, the tree Aquilaria sinensis, the shrub Pavetta hongkongensis and the woody climber Gnetum luofuense.

Two natural watercourses are present in the east and the west of the enclave, predominantly covered by the canopy of the secondary woodland. The watercourses have natural stream beds. Plant species such as the common grass *Ischaemum barbatum*, the shrub *Pandanus tectorius* and the tree *Hibiscus tiliaceus* are common along the streamside. A total of eight plant species were recorded with no species of conservation concern identified.

An area of undisturbed mangrove is present along the shore. Dominant plants include common mangrove species such as *Kandelia obovata*, *Excoecaria agallocha* and *Avicennia marina*. During the survey, a total of 15 plant species were recorded with no species of conservation concern identified; however, Kwok *et al.* (2005) recorded a seagrass *Halophila minor* at the TKP mudflat, adjacent to the mangrove area.

Backshore vegetation is present behind the mangrove in the landward direction, forming a transition zone between the mangrove and the secondary woodland/shrubland. This habitat comprises a mix of mangrove, shrubs and secondary forest species, mainly dominated by woody plants with an average height of 2-3 m. Dominant species include the tree *Hibiscus tiliaceus*, the tree palm

Phoenix loureiroi, and the shrubs Pandanus tectorius and Paliurus ramosissimus. A total of 12 plant species were recorded with no species of conservation concern identified.

The developed/village area is located in the middle of the enclave. Plant coverage and diversity are low in this habitat. Weedy plant species recorded include climbers *Ipomoea cairica*, *Mikania micrantha* and the exotic shrub *Solanum torvum*. Sixteen species were recorded with no species of conservation concern identified.

A small waste ground area was identified in the west, close to the enclave boundary. It appears to be the remains of a village area. Grasses (Neyraudia reynaudiana and Microstegium ciliatum) and weedy climbers (Mikania micrantha and Pueraria lobata) were recorded. A total of 25 plant species were recorded with no species of conservation concern identified.

A shrubby grassland area is located in front of the village area, in the middle of the enclave. Dominant species include shrubs (Melastoma malabathricum, Lantana camara and Glochidion zeylanicum), herbs (Axonopus compressus and Praxelis clematidea) and climbers (Mikania micrantha). This habitat supports low to moderate plant diversity (41 species) with two species of conservation concern identified, the shrub Pavetta hongkongensis and the tree Zanthoxylum ailanthoides.

A ruderal area is present within the shrubby grassland. Plant diversity is low with only 12 species recorded. No species of conservation concern was identified and all species recorded are common and widespread in Hong Kong.

3.1.6 Chek Keng

Eight habitats were identified within the CK study area, including native secondary woodland, developed/village area, natural watercourse, ruderal area, mangrove, backshore vegetation area, grassland and marine area. A habitat map is shown in Figure 9.

Native secondary woodland is the dominant habitat type. The secondary woodland in the low-lying areas appears to have developed from abandoned farmland through natural succession. The remaining woodland on the hillside is considered to be relatively mature, and is covered to a significant extent by climbers such as Bauhinia glauca. The canopy of this habitat mainly consists of the native tree species Schefflera heptaphylla, Aporusa dioica, Alangium chinense and Glochidion zeylanicum. The understorey is dominated by common shrubs and trees (Psychotria asiatica, Ilex pubescens and Cratoxylum cochinchinense). The woodland supports moderately high plant diversity with a total of 164 flora species identified. Five flora species of conservation concern were recorded including the fern Cibotium barometz, the woody climber Gnetum luofuense, the shrubs Pavetta hongkongensis and Diospyros vaccinioides and the tree Aquilaria sinensis.

Several watercourses run through the enclave and mostly within the native secondary woodland. The watercourses are largely natural with natural stream bed retained. Most of the hillside streams at the western end were dry and are expected to be seasonally wet only. The two large stream systems in the middle and in the east of the enclave are permanent. Plant species such as the trees Cleistocalyx nervosum, Viburnum odoratissimum and the woody vine Gymnanthera oblonga were common at the location. A total of 42 plant species were recorded, with one species of conservation concern identified, the shrub Diospyros vaccinioides.

The developed/village area includes village houses and a pier. Plant coverage is low and plant diversity is limited in this habitat type. Orchard trees *Psidium guajava* and *Dimocarpus longan* were recorded. Thirty-nine species were recorded with one species of conservation concern identified, the tree *Zanthoxylum ailanthoides*.

A small area of ruderal habitat is present in front of the village area. The area appears to be abandoned farmland invaded by the ruderal vegetation such as the weedy climbers *Mikania micrantha* and *Wedelia trilobata* and the shrub *Lantana camara*. Some woody plants such as the tree *Viburnum odoratissimum* and *Daphniphyllum calycinum* were also recorded. Most of this habitat has been encroached by climbers ten plant species were recorded with no species of conservation concern.

An area of undisturbed mangrove is present along the shore. Common mangrove species Kandelia obovata, Avicennia marina, Aegiceras corniculatum and Excoecaria agallocha are dominant. A total of eight plant species were recorded with no species of conservation concern identified.

Backshore vegetation is present behind the mangrove in the landward direction, and forms a transition zone between the mangrove and the secondary woodland. Dominant species include the shrub *Paliurus ramosissimus*, and the trees *Hibiscus tiliaceus* and *Cerbera manghas*, which are often regarded as mangrove-associates. A total of 16 plant species were recorded with no species of conservation concern identified.

Grassland is present in the middle of the enclave. This area is constantly maintained by feral cattle and disturbed by human activities (e.g., camping). Dominant species include the herbs (Axonopus compressus, Chrysopogon aciculatus and Elephantopus scaber) and the small tree (Paliurus ramosissimus). The grassland supports moderate plant diversity (60 plant species) with one species of conservation concern identified, the tree Zanthoxylum ailanthoides.

3.2 Plant Species of Conservation Concern

The tree Aquilaria sinensis was recorded within all study areas. Topping and cut wounds were observed on some mature specimens with an average DBH of around 20-40 cm. This species is subject to illegal damage and removal at an unsustainable level. Populations may also be affected by destruction of suitable habitats locally. The species is listed as Near Threatened (NT) in the China Red Data Book and is under State protection (Category II) in China (Hu et al. 2003). It is also classified as Globally Vulnerable in the IUCN Red List of Threatened Species (IUCN 2013). In Hong Kong, this species is provided legal protection (Cap. 586).

The fern Cibotium barometz was recorded at CK, NST, TKP and PSO. This species is listed as Vulnerable (VU) in the China Red Data Book and is under State protection (Category II) in China (Hu et al. 2003). This species is protected under Cap. 586 in Hong Kong, but is suffering from overexploitation for traditional medicine.

The shrub Pavetta hongkongensis was recorded in all study areas except NST. The height of the individuals recorded range from 0.3-2.5 m. P. hongkongensis is a common shrub species found in tall thickets and forest in Hong Kong (AFCD 2009). The wild population of this species is protected under Forestry Regulation (Cap. 96A) in Hong Kong.

The orchid Liparis ferruginea was recorded at the marsh in PSOHY and PTA only. This species is regarded as scarce and restricted, and is Endangered in Hong Kong (Barretto et al. 2011). This species is highly habitat-specific, and the suitable habitats (mainly boggy, lowland grassland) are at greater risk of loss or degradation than most other local habitat types (Barretto et al. 2011). This species is protected under Cap. 96A and Cap. 586 in Hong Kong.

A specimen of the orchid *Ludisia discolor* is present in the woodland at PSO. This species is regarded as infrequent but widespread in Hong Kong by Barretto *et al.* (2011), who note that most of the local subpopulations are now feared extinct. They assign it a Red Data status of EN in Hong Kong.

The shrub Diospyros vaccinioides was recorded only in CK. All individuals recorded were in seedling or sapling form, with a height of around 0.3-1.5 m. This species is classified as Globally Critically Endangered on the IUCN Red List of Threatened Species (IUCN 2013). According to the IUCN Red List, the wild population of D. vaccinioides has been heavily-exploited and collected as an ornamental species in Taiwan, leading to the complete absence of mature trees in the wild.

The herb Geissapis cristata, which was recorded in the KT, PTA and PSO study areas only, is a locally rare species according to Xing et al. (2000). According to AFCD (2008), it is restricted to several locations in Hong Kong including Deep Water Bay, Tai Mong Tsai, Sai Keng and Lantau Island.

The woody climber *Gnetum luofuense* was recorded in all study areas except PTA. This species is listed as Globally Near Threatened on the IUCN Red list due to threats caused by habitat loss.

The herb *Houttuynia cordata*, which was recorded at PSO only, is locally a very rare species according to Xing *et al.* (2000). According to AFCD (2007), it is restricted to several locations in Hong Kong, including Lam Tsuen and Sha Lo Tung.

The tree Zanthoxylum ailanthoides was recorded in TKP and CK. A locally rare species (Xing et al. 2000), according to AFCD (2008), it is restricted to several locations in Hong Kong such as Chek Keng and Tai Long Sai Wan.

3.3 Amphibians and Reptiles

Most amphibian and reptile (herpetofauna) species are highly mobile and many are habitatgeneralists. As the CP enclaves are close to each other and their habitats are linked by intervening secondary woodland, it is expected that the herpetofauna communities in these enclaves would be similar to each other. Surveys have, however, recorded more species of conservation concern in certain enclaves; this could be due to the relatively higher habitat diversity of those enclaves, or simply due to unequal survey effort.

Herpetofauna species recorded from the enclaves, based on the personal observations of KFBG staff during the last decade, are listed in the table below.

Table 2. Herpetofauna species recorded

Species Name & Common Name	Conservation Status*	Habitat Requirement	PSO	NST	PTA	кт	ТКР	СК
Bufo melanostictus Asian Common Toad	Nil	Generalist	+		+	+		l
Fejerarya limnocharis Paddy Frog	Nil	Marsh, agricultural land	+					
Hoplobatrachus chinensis Chinese Bull Frog	1. Potential Regional Concern	Marsh, agricultural land, slow-flowing stream, pond	+			,		
Paa exilispinosa Lesser Spiny Frog	Potential Global Concern Vulnerable	Watercourse	+	·		•		
Rana chloronata Green Cascade Frog	Nil	Watercourse	+					
Rana guentheri Gunther's Frog	Nil	Marsh, slow-flowing stream, pond, agricultural land	+		+	+		
Rana latouchii Brown Wood Frog	1. Local Concern	Woodland	+					

Species Name & Common Name	Conservation Status*	Habitat Requirement	PSO	NST	РТА	KT.	ТКР	СК
Rana taipehensis Two-striped Grass Frog	1. Local Concern	Marsh, pond	+					
Polypedates megacephalus Brown Tree Frog	Nil	Marsh, agricultural land, pond	+		+	+		
Boiga multimaculata Large-spotted Cat Snake	Nil	Woodland, shrubland	+		+	+		
Bungarus fasciatus Banded Krait	Regional Concern Endangered	Generalist	+		·			
Bungarus multicinctus Many-banded Krait	Potential Regional Concern Vulnerable	Generalist	+		+	+		
Cyclophiops major Greater Green Snake	Nil	Woodland	+			+		+
Elaphe porphyracea Red Mountain Racer	Local Concern Vulnerable	Woodland	+			+		
Elaphe radiata Copperhead Racer	Potential Regional Concern Endangered	Generalist	+		+	+		
Enhydris plumbea Plumbeous Water Snake	Nil	Wetland	+					
Lycodon subcictus Banded Wolf Snake	Nil	Woodland	+					
Naja atra Chinese Cobra	Potential Regional Concern Vulnerable	Generalist	+	•	+	+	+.	,
Oligodon cinereus Golden Kukri Snake	1. Local Concern	Woodland	+			+		
Oligodon formosanus Taiwan Kukri Snake	Nil	Generalist	+			+		
Ophiophagus hannah King Cobra	Potential Regional Concern Vulnerable Critically Endangered	Generalist	+			+		
Opisthotrophis balteatus Banded Stream Snake	Nil	Watercourse	+			+		
Opisthotropis andersonii Anderson's Stream Snake		Watercourse	+					
Pareas margaritophorus White-spotted Slug Snake	Nil	Woodland, shrubland	+		+	+		
Protobothrops mucrosquamatus Pointed-scaled Pit Viper	1. Local Concern	Woodland	+					
Psammodynastes pulverulentus Mock Viper		Woodland, shrubland, grassland	+			+		
Ptyas mucosus Common Rat Snake	Potential Regional Concern Endangered	Generalist	+		+	+	• -	
Python bivittatus Burmese Python	Potential Regional Concern Vulnerable Critically Endangered	Generalist	+		+	+	+	

Species Name & Common Name	Conservation Status*	Habitat Requirement	PSO	NST	PTA	кт	ТКР	СК
Ramphotyphlops braminus Common Blind Snake	Nil	Generalist	+					
Rhabdophis subminiatus Red-necked Keelback	Nil	Woodland, shrubland	+		+	+		+
Sibynophis chinensis Chinese Mountain Snake	1. Local Concern	Woodland	+					
Cryptelytrops (Trimeresurus) albolabris Bamboo Snake	Nil	Shrubland, grassland	+		+	+		,
Xenocrophis piscator Checkered Keelback	Nil	Wetland	+					
Ateuchosaurus chinensis Chinese Forest Skink	Nil	Woodland	+					
Calotes versicolor Changeable Lizard	Nil	Lowland area, shrubland, agricultural land	+	-	+	+		+
Eumeces chinensis Chinese Skink	Nil	Lowland area, shrubland, agricultural land	+		+			
Plestiodon tamdaoensis Vietnamese Five-lined Skink	Found in Hong Kong recently, highly restricted in distribution (Chan et al. 2009)	Woodland	+					
Gekko chinensis Chinese Gecko	Nil	Generalist	+		+		:	
Gekko gecko^ Tokay Gecko	Regional Concern Endangered	Woodland	+					
Hemidactylus bowringii Bowring's Gecko	Nil	Generalist	+					
Mabuya longicaudata Long-tailed Skink	Nil	Generalist	,		+			
Scincella reevesii Reeve's Smooth skink	Nil	Woodland	+					
Sphenomorphus indicus Indian Forest Skink	1. Local Concern	Woodland	+					
Takydromus sexlineatus Grass Lizard	Nil	Grassland, woodland	+					
Tropidophorus sinicus Chinese Waterside Skink	Nil	Stream	+			+		

^{*1.} Fellowes et al. (2002); 2. IUCN Red List (IUCN 2013); 3. China Red Data Book (AFCD 2013)

Herpetofauna diversity at PSO, PTA and KT is considered to be relatively high; the habitat mosaic in these enclaves probably contributes to the high diversity. The presence of marsh and seasonally wet grassland can greatly enhance habitat heterogeneity (i.e., breeding site for amphibians). We should also point out that the number of species discovered would also be reflected by survey effort which may not have been equal for all sites.

In addition, a reptile species of high conservation concern (not listed in Table 2) has been discovered in KT and PSO, and because the wild populations are under severe threat the identity has not been reported in this document. The species is Critically Endangered (IUCN 2013). Another

[^]Some scholars consider that the South China G. gecko should be renamed as G. reevesii (Rösler et al. 2011)

herpetofauna species considered to be Globally Endangered (IUCN 2013) has also been found in PSO. The two species can utilize streams, marshes, riparian areas and woodlands.

3.4 Fish

All enclaves contain aquatic habitats (streams, ponds and marshes) that support aquatic fauna and several fish of conservation importance. The estuaries at KT, TKP and CK are also believed to be fish nurseries (see below).

3.4.1 Fish Species of Conservation Importance

The watercourses (both channelized and natural) and the two ponds at PTA provide habitats for Hong Kong Paradise Fish (*Macropodus hongkongensis*). This species was once considered endemic to Hong Kong, and it is considered to be a key species of conservation importance by AFCD (AFCD 2013) and of Global Conservation Concern by Fellowes *et al.* (2002). This species can also be found in the Hau Tong Kai stream at TT (the KT enclave).

Watercourses and associated marshes at PSO provide habitats for a rare fish *Pseudobagrus trilineatus*. This catfish species can only be found at two sites in Hong Kong and is considered to be a key species of conservation concern by AFCD (2013). KFBG staff observations confirm that this species is also present in watercourses at NST, which belong to the same stream network.

One Giant Marbled Eel (Anguilla marmorata) was discovered in the watercourse at PSO. This is a catadromous species which needs to migrate between the sea and the stream; in order to protect this species, the stream-ocean corridor should not be blocked (i.e., channelized at sections or culverted); stream flow and the stream bed should remain natural (e.g., stream flow should not be reduced); simply speaking, the whole stream should be preserved in order to protect this species. The conservation status of this species is as follows: conservation concern (AFCD 2011a), Endangered in the China Species Red List (AFCD 2011a), Class II State Key Protected Wildlife in China (AFCD 2011a) and Global Conservation Concern (Fellowes et al. 2002). The presence of this species at PSO indicates that the stream system in this enclave is still linked with the sea, and thus can provide habitats for diadromous species. This species will spend a considerable amout of its life in streams with natural bottoms (with large rocks, gravel and sand). We believe that several streams in other enclaves can also provide suitable habitats for this species as the streams are largely natural and connected to the sea (PTA: connected to Pak Tam Chung; NST: connected to PSO and eventually to Hoi Ha Wan; KT, TKP and CK streams: coastal); for instance, we have observed a Mittern Crab (also a diadromous species) at PTA.

A rare goby, Stiphodon multisquamus, was found in the two main watercourses at CK during the survey, and has also been observed in the main stream at KT (KFBG Staff Pers. Obs.). This is an amphidromous species with a complex life cycle: adults live and breed in freshwater streams; eggs hatch in freshwater streams and larvae drift passively to the sea; larvae grow in the marine environment and juveniles actively return to freshwater streams. Therefore, in order to protect this species, the stream-ocean corridor should not be blocked; stream flow and the stream bed should remain natural (e.g., stream flow should not be further reduced); simply speaking, the whole stream should be preserved. It is a species considered to be of Global Conservation Concern by Fellowes et al. (2002) and Nip (2010), and is considered to be Endangered in China (Wu and Zhong 2008). It is also considered to be endemic to China (Wu and Zhong 2008). Another rare goby, S. atropurpureus, has also been found in the main stream at KT (KFBG Staff Pers. Obs.). It is also an amphidromous species, and is considered to be of Global Conservation Concern by Fellowes et al. (2002), although Nip (2010) considers it to be of Regional Conservation Concern as this species is common in the Philippines (Watson and Chen 1998). The stream system at TKP should also be able to provide habitats for the aforementioned goby species.

3.4.2 Marine Fish Nursery

During the survey in the estuaries at CK, many juvenile fishes were observed (e.g., Figure 10). These estuaries and those at TKP and KT are believed to function as fish nursery habitats. Nip and Wong (2010) considered that mangrove mudflats in eastern Hong Kong provide nursery habitats for fishes; it is thus considered that the mangrove areas at KT, TKP and CK are likely to provide this function.

3.5 Crustaceans

AFCD has conducted a detailed Sesarmine Crab survey and identified that TT (Tai Tan, within the KT enclave) and TKP are important areas for Sesarmine Crabs (Kwok and Tan 2005); an endemic Sesarmine Crab, *Pseudosesarma patshuni*, was also found at TT and TKP during their survey. Kwok and Tang (2005) also considered that the riparian zone, stream, estuary, marsh, mangrove and backshore vegetated area are ecologically important to Sesarmine Crabs, and the diversity of Sesarmine Crabs can indicate the "intactness" of the mangrove ecosystem.

During the site visit conducted in June 2012 at CK, the riparian zones of the streams were found to contain many burrows of Sesarmine Crabs (Figure 11). Certain species were also recorded far from the shore, including one considered to be less commonly found in Hong Kong – Chiromantes haematocheir (Figure 12). According to Kwok and Tang (2005), only a healthy mangrove ecosystem can contain enough habitat heterogeneity for a diverse Sesarmine Crab community. The observations made during this site visit indicate that CK, like its adjacent areas (TT and TKP), also contains a diverse Sesarmine Crab community and this implies that the mangrove ecosystem is intact (i.e., containing estuaries, streams, natural riparian zones, marshes, mangrove, and backshore vegetation).

A shrimp with restricted distribution, *Palaemon debilis*, which only appears in estuaries along the eastern coast of Hong Kong, was found at the mouths of both streams at CK. In China, this species has only been reported from Hainan Island (Li et al. 2007). Thus Hong Kong is the second site in China where this species is known to occur and is also the only known site currently where this species can be found on the Mainland. In view of its restricted distribution, we consider that *P. debilis* is of conservation concern. The species should also be present at KT and TKP (estuarine habitats).

A freshwater shrimp, *Macrobrachium meridionalis*, an amphidromous species, was also discovered in a stream at CK. This species is not common in Hong Kong and is of local conservation interest (KFBG Staff Pers. Obs.). This species should also be present in the watercourses at KT and TKP.

3.6 Birds

The subject enclaves are all located within the general locality of Long Harbour (Tai Tan Hoi), and the westernmost and easternmost enclaves, NST and CK respectively, are separated by only 4.2 km. Given the mobility of birds, similar habitats within these enclaves are likely to support similar avifauna communities. Consequently, descriptions of bird occurrence have been carried out by habitat, rather than by enclave. Although the relative abundances of species within given habitats in each enclave may differ, broadly speaking species composition would be very similar.

Appendix 2 lists species that have been recorded in Sai Kung West CP based on Carey et al. (2001), subsequent issues of the Hong Kong Bird Report, data collected for the Hong Kong Bird Watching Society Winter Atlas project and surveys undertaken for the present report. Where a species occurrence within the enclaves can reasonably be predicted based on adjacent records indicated in the above sources, this is also mentioned.

3.6.1 Secondary Woodland and Fung Shui Woodland

These closely-related habitats are dominant across all enclaves, constituting 61.47% to 84.55% of the area of each, and 75.78% across all six enclaves. They are also the richest in terms of the diversity of the avifauna, particularly in the months October to February, when local bird populations are joined by migrants and winter visitors from further north. The habitats support a substantial number of species categorized by Fellowes et al. 2002 as of Local Concern; in addition, the Brown Fish Owl, which is of Regional Concern, is dependent on undisturbed, natural watercourses with good water quality, which are closely associated with forested areas. A Brown Fish Owl has been recorded uttering a territorial call from a location in the PSO enclave, indicating breeding in the vicinity (survey team, pers. obs).

3.6.2 Shrubby Grassland

Although the shrubby grassland habitat supports a similar range of species as secondary woodland, overall diversity of species and abundance of individuals is lower, and certain forest specialists are absent.

3.6.3 Grassland

No grassland specialist species were recorded. It is suggested that the Eurasian Eagle Owl may utilize the grassland habitats adjacent to the enclaves; but it should be noted that this species has a fairly wide home range.

3.6.4 Dry Agricultural Land

In the studied enclaves, this habitat supports low species diversity.

3.6.5 Seasonally Wet Grassland

The seasonally wet (rather than permanently wet) nature of this habitat with its lack of microhabitat diversity leads it to support a low diversity of common and widespread species. In addition, only very small patches of this habitat are present (at PTA, KT, CK and PSO).

3.6.6 Marsh

Marsh habitat is present in three enclaves: PSO, PTA and KT. Small ardeids, White-breasted Waterhen and Eurasian Woodcock utilize these marshes; in addition, the Brown Fish Owl has been recorded foraging in the marsh at PSO.

3.6.7 Pond

Pond habitat is present only at PTA and KT. The area of this habitat is very small, and individual ponds are fragmented; both diversity and abundance of wetland-dependent bird species was low.

3.6.8 Natural Watercourse

Natural watercourse habitats are present in all enclaves, commonly flowing through forested areas. The Brown Fish Owl forages in undisturbed, unpolluted lowland streams and tidal creeks (Carey et al. 2001); many HK records refer to stream sections with slower water flow, especially at the interface of freshwater and marine environments. Such conditions can be found at CK and KT, and it may be that this species forages in these areas.

The natural watercourse running through NST and PSO is the Hoi Ha Stream, of which the section through PSO is designated as an Ecologically Important Stream (EIS) by AFCD. The lower reaches of this stream, where it meets the sea at Hoi Ha Wan, is known to be frequented by the Brown Fish Owl; thus, changes in water quality of the upper reaches may impact this species. However, the species has also been recorded foraging in marsh habitat in PSO and also the upper sections of Hoi Ha Stream (within NST, PSO and PSOHY) where the stream course is narrow but sufficiently broad to provide sheltered areas of less disturbed water.

AFCD (2013) stated that the Brown Fish Owl is a scarce resident in Hong Kong, and has been recorded at TT (in the KT enclave). This species is considered to be of Regional Conservation Concern by Fellowes *et al.* (2002).

3.6.9 Mangrove and Seashore

The closely-linked habitats of sea and mangrove are present at CK, TKP and KT. The area of mangrove habitat at each, however, is very small. Ardeids (including larger species) forage in these areas, while smaller waterbirds such as Common Kingfisher and White-breasted Waterhen are present along the coastal strip.

3.6.10 Backshore Vegetation

This habitat is similar in structure to shrubland habitat, though it supports a less abundant and diverse bird community largely confined to species common and widespread in Hong Kong.

3.6.11 Ruderal Area, Developed/ Village Area and Waste Ground

These highly man-modified habitats support a very limited community of common and widespread bird species.

3.7 Mammals

According to Shek (2007), Chinese Porcupine (Hystrix brachyura), Masked Palm Civet (Paguma larvata) and Red Muntjac (Muntiacus muntjak) have been recorded in the Sai Kung CP; Shek (2006) includes a photograph of a roadkill Masked Palm Civet recorded at PSO. The porcupine is considered to be of Potential Global Concern and the civet and deer of Potential Regional Concern (Fellowes et al. 2002). A former resident of PSO has observed the Chinese Porcupine and Red Muntjac in the woodland at PSO (Christophe Barthelelmy pers. comm.). A detached quill of a Chinese Porcupine was found in the PTA enclave (Figure 13; KFBG Staff pers. obs.). Based on anecdotal reports, it appears that Chinese Porcupine is fairly common in the woodland areas of the Sai Kung Country Park.

Woodlands in the locality can be utilized by a wide range of mammal species. Indeed, the Chinese Pangolin (Manis pentadactyla) has also been recorded within and adjacent to these enclaves (AFCD Staff pers. comm.). The Chinese Pangolin is considered to be Globally Endangered (IUCN 2013); it is also rare and of conservation concern in Hong Kong (AFCD 2013). The Greater Short-nosed Fruit bat (Cynopterus sphinx) and the Himalayan Leaf-nosed bat (Hipposideros armiger) have a wide distribution in Hong Kong and both species have been recorded in Sai Kung. Fan palms adjacent to village areas provide roost sites for the fruit bat and the leaf-nosed bat has been found utilising old abandoned village buildings in enclaves. Although not recorded in the present survey both species are expected to be present in or adjacent to the enclaves under this study.

4. Habitats of High Conservation Importance

4.1 Watercourses and Riparian Zones

Watercourses and associated riparian zones within the enclaves are of high conservation importance, primarily because they support many species of conservation concern and the habitats are well-connected with other nearby habitats (mainly secondary woodland). As indicated earlier, several fish species of conservation importance, endangered herpetofauna species and a scarce bird (Brown Fish Owl) depend on these habitats. In the KT, TKP and CK enclaves, riparian areas (including the watercourses) provide habitats for the Sesarmine Crab community; the stream estuaries also function as fish nurseries, and provide migratory paths for diadromous species.

4.2 Woodlands

Plant species of conservation concern flourish in the woodlands (both secondary and fung shui) of all six enclaves, and some species of global conservation concern were recorded, such as the Incense Tree (Aquilaria sinensis), Gnetum luofuense (a woody climber), Diospyros vaccinioides (a shrub) and the orchid Ludisia discolor. The woodlands provide suitable roosting habitats for the Brown Fish Owl, and are home to wild mammals and several herpetofauna species of high conservation importance. The woodlands at KT, TKP and CK also support a Sesarmine Crab community. In conclusion, we consider that the woodlands, with their intactness and their connectivity to the surrounding CP, are of high conservation importance.

4.3 Mangroves and Backshore Vegetation

Tam and Wong (2000) considered that the mangrove stands at TT (Tai Tan, within the KT enclave), CK and TKP are of conservation concern; TT and CK are considered to be "very important" and TKP to be "important". Our findings and also data from Kwok and Tang (2005) also reflect that these habitats (mangrove and backshore vegetation) are important and key to supporting the Sesarmine Crab community. The backshore vegetation areas are ecologically linked with mangroves and other important habitats nearby (i.e. streams, woodlands); they should not be considered as of low value or low concern as they are integral to other habitats and can function as an important buffer (e.g., for the mangrove), and indeed these areas are also habitats for many important species (i.e., the Sesarmine Crabs); backshore vegetation adjacent to streams provides suitable hunting and roosting perches for Brown Fish Owls and habitat for herpetofauna of conservation importance. We thus conclude that the two habitats described here should be considered of high conservation importance, and should be protected.

4.4 Marshes and Seasonally Wet Grasslands at PSO and PTA

A locally endangered orchid species was present in the marshes at PSOHY and PTA. This species also has legal protection in Hong Kong. The marshes at PSO (those adjacent to the watercourse) are known to support the rare catfish (*Pseudobagrus trilineatus*), which can only be found in the PSO area (including NST) and at one other site in Hong Kong. Since the seasonally wet grassland can provide suitable habitat for the endangered orchid (it requires boggy, lowland grassland), we consider that both the marsh areas and seasonally wet grasslands in the PSO (including PSOHY) and PTA enclaves should be protected.

4.5 Ponds at PTA

The two ponds at PTA contain the Hong Kong Paradise Fish, which is a key fish species of conservation concern in Hong Kong (AFCD 2013). Besides protecting these ponds, we recommend that the areas surrounding (as buffer) and watercourses connected with these ponds should also be protected.

4.6 Riparian Grasslands at CK

Riparian grassland at CK forms an integral part of the Sesarmine Crab habitat (Figure 11). In order to protect the crab species, these grasslands should not be disturbed.

4.7 Pond and Associated Marsh at KT

The large fresh water pond at KT (in the south of the enclave) is not a common landscape in Hong Kong – it appears to be a natural pond. The pond and its associated marsh should be protected.

4.8 Existing Agricultural Land at PSO

The large area of agricultural land at PSO should be protected. Although it may have a lower ecological value than the original marsh, it still provides suitable habitat for wildlife. If it is paved, it will no longer be able to provide habitats for any fauna of conservation concern at the site, and the enclave will also suffer from the fragmentation effect; thus the ecological value of the land and also the whole enclave would be adversely affected.

5. Recommendation

The information in this report highlights the uniqueness of the habitats within the six reported enclaves, and the necessity to protect them from significant adverse impacts. In May 2011, the Convention on Biological Diversity (CBD) was extended to Hong Kong by the Central People's Government, and the Hong Kong Government has commenced a dialogue with Environmental NGOs, experts and Local Concern Groups regarding a strategy for the implementation of the CBD and the development of a local Biodiversity Strategy and Action Plan. With strategic guidance from the Convention, the Authorities have added pressure to safeguard the territories rich natural heritage and ensure that the mosaic of inter-related habitats and vegetated corridors are maintained. Not only the Country Parks require continued protection and high vigilance, but many lowland and coastal areas are integral parts of our rich ecosystems and should not be fragmented, encroached or destroyed.

We hope that the recommendations below will guide future decision making regarding the environment within the Sai Kung Enclaves:

- 1. The above areas and habitats of high conservation importance should be covered by an appropriate land zoning category that provides relevant protection such as the Conservation Area (CA) zone under the planning system. No development incompatible with surrounding areas or the natural heritage of the sites should be authorized.
 - From ecological and nature conservation perspectives, due to the strong ecological and functional linkages the enclaves are very much part of the Country Park system, and thus the Government should consider incorporating the enclaves, or areas of high conservation importance within enclaves into the Sai Kung Country Park.
- 2. The enclaves and the Sai Kung peninsular are frequented by many hikers, nature lovers and citizens wishing to escape from urban areas. Any further development within the enclaves will add pressure to the ecosystem of the Sai Kung area (e.g., potential pollution impact on nearby water bodies) and also to the road system (e.g., increased road traffic causing disturbance and fragmentation impacts on fauna). The authorities should maintain a broad and holistic view regarding any planning or changes within these enclaves.
- 3. Appropriate and enforceable planning control should be prioritized for all enclaves, and there should be a willingness to enforce existing conservation acts under the local conservation protection legislation wherever they are being contravened.

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Figures



Figure 2. Habitat map of Pak Sha O and Pak Sha O Ha Yeung



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Figure 3. A natural freshwater marsh at Pak Sha O

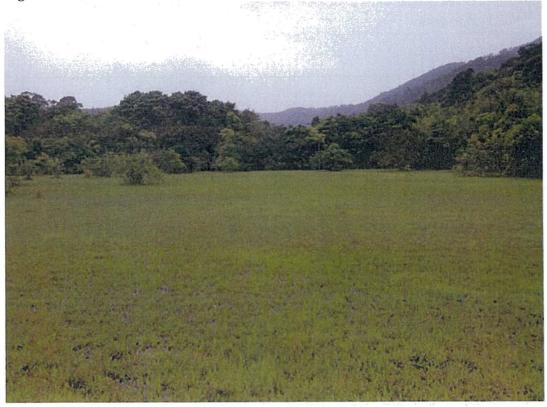
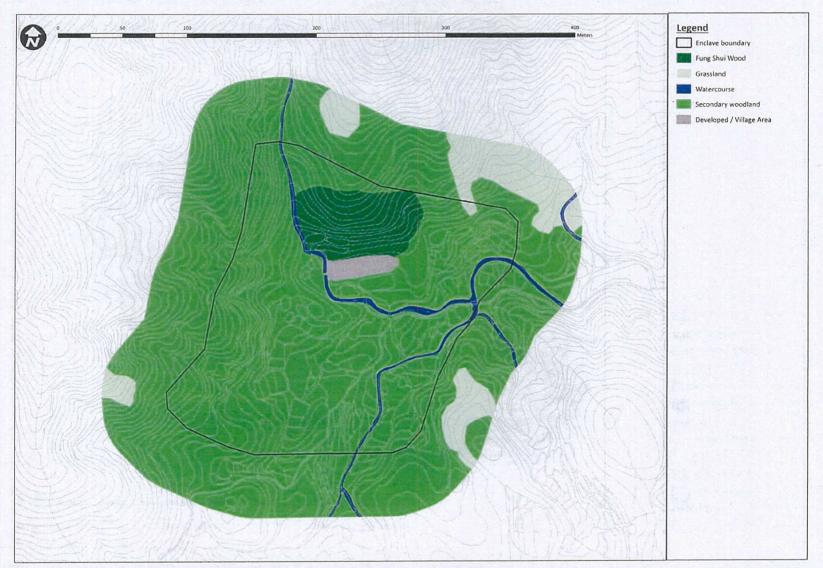


Figure 4. The natural freshwater marsh was re-profiled into an active agricultural land during the second half of 2012



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Figure 5. Habitat map of Nam Shan Tung



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Figure 6. Habitat map of Pak Tam Au

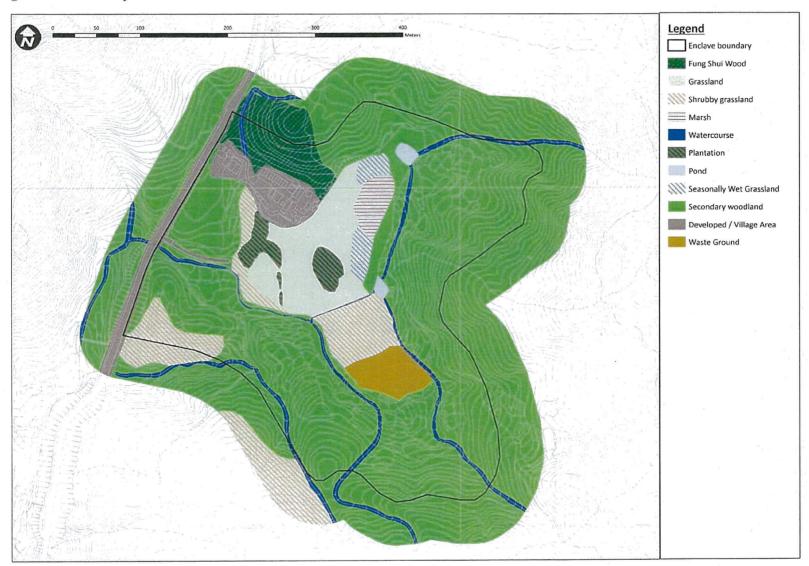




Figure 7. Habitat map of Ko Tong



Figure 8. Habitat map of To Kwa Peng

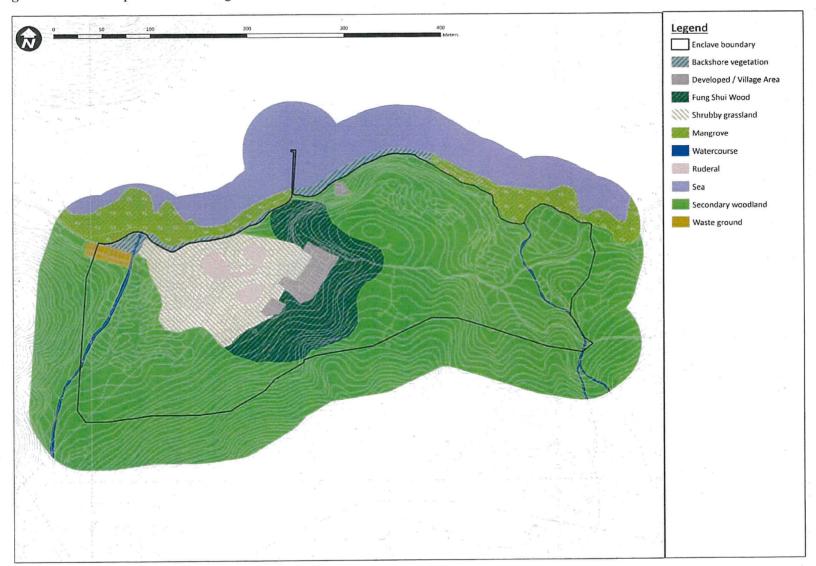
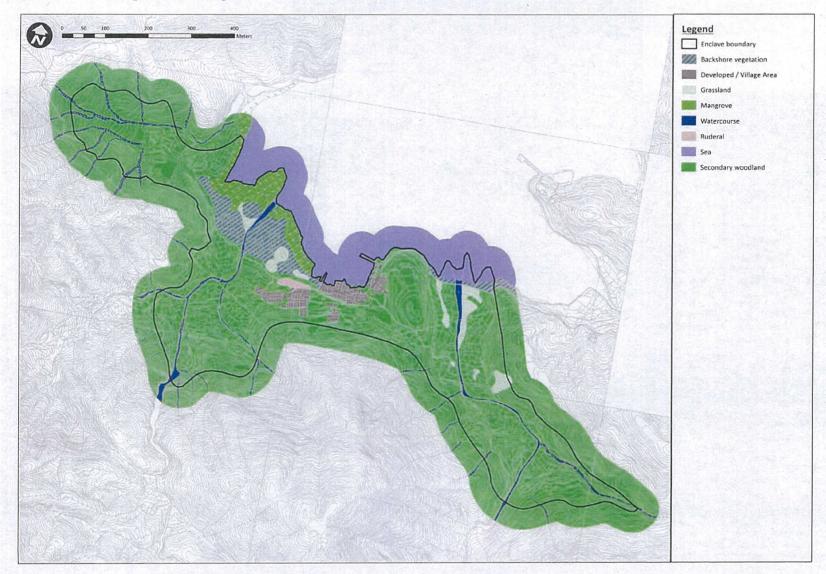


Figure 9. Habitat map of Chek Keng



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Figure 10. Juvenile fishes observed in the estuaries at Chek Keng



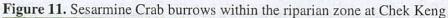




Figure 12. Chiromantes haematocheir – an uncommon Sesarmine Crab species in Hong Kong – recorded far from the shore of Chek Keng



Figure 13. A detached quill of a Chinese Porcupine found in the Pak Tam Au enclave

Appendices

Appendix 1. Flora Species Recorded within Each Enclave



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Table A1-1. Flora species recorded within Chek Keng enclave

Table A1-1. Flora	species recorder	Willing Click Ne	ig enciave	T 2		1 4 60		-	1 2	
Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation*	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Малдгоче
Abutilon indicum		Subshrub	Restricted						•	
Acacia confusa	台灣相思	Tree	Exotic, Common, often planted in plantation		+	*		ļ		
Adiantum flabellulatum	局類鐵線蕨	Herb	Very common			*				
Adiantum malesianum	南洋鐵線號	Herb	Common				*			
Adina pilulifera	水圆花	Tree	Very common			**	-			
Adinandra millettii	黄瑞木	Tree	Соттоп			*				
Aegiceras comiculatum	桐花樹	Shrub	Common	**						••
Alangium chinense	八角祖	Tree	Common			**				
Alocasia macrorrliizos	海芋	Herb	Very common						•	
Alyxia sinensis	念珠藤	Woody climber	Common			*				
Amaranthus viridis	野娃	Herb	Very common						٠	
Anisomeles indica	虞防風	Herb	Соттол		٠					
Antidesina bunius	五月茶,五味 子	Tree	Соптол			**				
Aporusa dioica	銀柴	Tree	Very common			***				
Aquilaria sinensis	土沉香	Tree	Common, Protected under Cap. 586, listed as Near Threatened (NT) in the China Plant Red Data Book and is under State protection (Category II) in China (Hu et al. 2003), classified as Critically Endangered (CR) on the IUCN Red List							
Archidendron clypearia	猴耳環	Tree	Common			*				

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Ecological and Conservation Importance of Six Sal Kung Country Park Enclaves

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Mangrove
Archidendron lucidum		Tree	Common			*				
Ardisia crenata	大羅傘	Shrub	Common			**				
Ardisia lindleyana	山血丹	Shrub	Common			+				
Ardisia quinquegona	羅承	Small tree	Very common			*				
Atalantia buxifolia	酒餅簕	Shrub	Common		•	•	+			
Avicennia marina	白骨壤	Tree	Common	*						+4
Axonopus compressus	地毯草	Herb	Exotic, Common		••					
Bambusa sp.	竹屬	Bamboo	Common			*				
Bauhinia glanca	粉猴羊蹄甲 · 羊蹄甲藤	Woody climber	Very common			***				
Berchemia floribunda	勾兒茶	Climbing shrub	Соттол							
Bidens alba	白花鬼針草	Herb	Exotic, Very common			*				
Blechmun orientale	烏毛厥	Herb	Very common			•	•		l	
Bombax ceiba	木棉	Tree	Exotic, Exotic, common for roadside planting						+	
Bougainvillea spectabilis	簕杜鹃	Climbing shrub	Exotic, Common						•	
Breynia fruticosa	県西神	Shrub	Very common		*	*				
Bridelia tomentosa	土蛮樹	Tree	Very common		•	#				
Brucea javanica	期胎子·苦多 子	Shrub or tree	Common							
Caesalpinia crista	假老虎簕	Woody climber	Very common			*		1		
Caesalpinia vernalis	春態質	Woody climber	streamside, lowland, common		**					

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation"	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Arca	Developed / Village Area	Mangrove
Callicarpa kochiana	批把萊紫珠	Shrub	Common			*				· ·
Canavalla lineata	狹刀豆	Climber	Common	1						
Carallia brachiata	竹節樹	Tree	Common			٠				
Carica papaya	番木瓜	Tree	Exotic, Cultivated for food						•	
Cassytha filiformis	無根礙	Parasitic climber	Very common							
Casuarina equisetifolia	木麻賞	Tree	Exotic, Often planted in plantation and along roadside, apparently semi-naturalized in the nature			*				
Celtis sinensis	朴樹	Tree	Common			*			*	
Centella asiatica	前大碗	Herb	Very common			•				
Centotheca lappacea	假淡竹葉	Herb	Соттол							
Cerbera manghas	海芒果	Tree	Common	***	•	**	**			
Cheilosoria tenulfolia	薄紫碎浆蕨	Herb	Common				*			
Chloris barbata	溢仁草	Нетв	Very common		*					
Chrysopogon aciculatus	竹節草・假雀 麥	Herb	Very common		***					
Cinnamomum parthenoxylon	黄 樟	Tree	Соттоп			**				
Citrus maxima	秞	Tree	Exotic, Cultivated for food					•		
Citrus reticulata	桔	Small tree	Common						*	
Clausena lansium	黄皮	Tree	Exotic, Commonly planted for fruit						*	
Cleistocalyx nervosum	水翁	Tree	Common				***			
Clerodendranthus spicatus	野茶, 貓髮草	Herb	Exotic, Common						*	

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation*	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Arca	Developed / Village Area	Mangrove
Clerodendrian inerine	苦郎樹, 假荥 苅	Shrub	Common		*					
Cocculus orbiculatus	木防己	Climber	Common			•				
Cratoxylum cochinchinense	黄华木	Tree	Very common			••	*			
Crinun asiaticum var. sînicum	文殊蘭	Herb	Restricted		*					
Cuscuta chinensis	英絲于	Parasitic herbaccous climber	Common							
Cyclea hypoglanca	粉葉輪環廳	Climber	Common			•				
Cyclosorus interruptus	間斷毛蕨	Herb	Common			**				
Cyclosorus parasiticus	邹南毛蕨	Herb .	Very common							
Cynodon dactylon	狗牙根	Herb	Very common		*				*	
Cyrtococcum patens	弓果黍	Herb	Very common		**	•				
Dalbergia benthamii	兩廣貨柜	Woody climber	Common			**				
Dalbergia millettii	香港黃檀	Woody climber	Соттоп			+				
Daphniphyllum calycinum	牛耳楓	Tree	Common .		*		*	.*		
Daphniphyllum oldhamii	交譲木	Tree	Common				·			
Dendrotrophe varians	寄生藤	Parasitic	Very common							
Desmodium triflorum	三點金	Herb	Very common							

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Mangrove
Desmos chinensis	假腐爪	Woody climber	Согатол	Ī		**	*			
Dicranopteris pedata	芒巽	Herb	Very common			**				
Dimocarpus longan	和眼,桂田	Tree	Exotic, Restricted			*			•	
Diospyros morrisiana	羅浮柿	Tree	Very common			•				
Diospyros vaccinioides	小果柿	Shrub	Very common, regarded as "Critically Endangered" accordign to IUCN Red List			••	٠			
Diploclisia glaucescens	蒼白秤鈎風。 防己	Woody climber	Common			*				
Diplospora dubia	狗骨漿	Shrub or tree	Common							
Elaeagnus lourcirii	雞伯紫藤,羅 氏胡頹子	Woody climber	Common			*				
Elacocarpus chinensis	中華社英,野 杜英	Tree	Common			٠				
Elephantopus scaber	地騎草	Herb	Common .		**		•			
Embelia lacta	酸醛子	Woody climber	Very common			*				
Embelia vestita	密齒酸醛子	Woody climber	Common			*				
Emilia sonchifolia	一點紅	Herb	Very common		*				•	
Eurya nitida	细菌葉柃	Shrub	Very common			*				
Excoccaria agallocha	海漆	Tree	Common	••	•					••
Ficus hirta	租業榕	Shrub	Common			*				
Ficus hispida	對萊榕	Tree	Very common			•	•			
Ficus microcarpa	细葉榕	Tree	Common						•	

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation"	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Mangrove
Ficus pumila	萨茲	Climber	Very common	1		•	-		*	
Ficus tinctoria subsp. Gibbosa	斜葉榕	Tree	Restricted ·			*				
Ficus variegata vat. chlorocarpa	背果榕	Tree	Common			*				
Ficus variolosa	獎萊榕	Shrub or tree	Very common			*				
Fimbristylis sp.	閥拂草屬	Herb	Restricted		•					
Galınia tristis	瓜莎草	Herb	Very common			**				
Garcinia oblongifolia	英牙 果	Tree	Very common			*				
Glochidion eriocarpum	毛果算盤于	Тгсс	Very common			*				
Glochidion lanceolarium	艾廖算侃子.大 菜算盈子	Shrub	Common		*	*				
Glochidion zeylanicum	香港原盤子	Shrub	Common		·	***				
Gnetum luofuense	羅浮買麻羅	Clmber	Very common, regarded as "Near Threatened" accordign to IUCN Red List							
Gnetum parvifolium	小葉買麻蔥	Cimber	Very common .			•				
Gymnanthera obłonga	海島藤	Slender woody climber	Regarded as Very Rare in Xing et al. (2000), common in serveral districs in HK including Sai Kung, Tsing Yi, Yeun Long and Lantau Island (AFCD 2009)	**			***			**
Hedyotis acutangula	方骨草	Herb	Very common			•				
Heritiera littoralis	銀葉樹	Tree	Restricted	**						**
Heterosmilax japonica	肖菝葜	Climber	Common							
Hibiscus tiliaceus	黄 槿	Tree	Common	***		*	**		}	*

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Mangrove
Homalium cochinchinense	天料木	Shrub or tree	Common			**				
llex asprella	梅葉冬青	Shrub	Very common		•	٠	-		i	
llex pubescens	毛冬労	Shrub	Very common			***				
lpomoca cairica	五爪金龍	Herbaceous climber	Exotic, Very common				·			
Isachne globosa	柳菜箬	Herb	Very common				-		*	
Ixora chinensis	就船花	Shrub	Restricted						•	
Kalanchoe pinnata	落地生根	Herb	Exotic, Common			+			•	
Kandelia obovata	水筆仔	Tree	Very common	**						***
Lantana camara	馬鑁丹	Shrub	Exotic, Very common	**	*	*	*	*	*	
Lennaphyllum microphyllum	伏石族	Herb	Common							
Ligustrum sinense	山指甲	Shrub or small tree	Common							
Limonium sinense	補血草	Herb	Common	•						
Lindernia crustacea	母草	Herb	Restricted		٠					-
Lindsaca orbiculata	團葉鳞始蕨	Herb	Very common			•				
Liriope spicata	山姿冬,姿門冬	Herb	Very common							
Litchi chinensis	荔枝	Tree	Exotic, Restricted	1						
Litsea cubeba	木菓子	Tree	Соттол			*				
Litsea glutinosa	源協街	Tree	Very common			*	*			
Litsea rotundifolia var. oblongifolia	豺皮偉	Tree	Very common							

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Мандгоче
Lophatherun gracile	淡竹蒜	Herb	Very common			•			٠	
Lygodium flexuosum	曲轴海金沙	Climber	Very common				*			
Lygodium japonicum	海金沙	Climber	Very common			*	*		*	
Lygodium scandens	小猴海金沙	Climber	Common			*				
Macaranga tanarius vat. tomentosa	血桐	Tree	Соптов			•			•	
Machilus chekiangensis	浙江潤楠	Tree	Very common			**				
Machilus velutina	绒毛潤楠	Tree	Common			**				
Maesa perlarius	卸魚胎	Shrub	Common		*	*			*	
Mallotus paniculatus	白紙	Tree	Very common		*	##				
Melastoma malabathricum	野牡丹	Shrub	Common		*					
Melastoma sanguineum	毛恙	Shrub	Common							
Melicope preleifolia	三径苦	Tree	Common			*				
Melodinus suaveolens	中語	Woody climber	Common			•	,			
Mikania micrantha	微甘菊	Herbaccous climber	Exotic, Very common		*			****		
Millettia nitida	亮葉雞血藤	Woody climber	Very common			٠				-
Miscanthus floridulus	五節芒	Herb	Common			•				
Mussaenda pubescens	玉菲金花	Climbing shrub	Very common			•	٠			

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Mangrove
Oxalis comiculata	酢漿草	Herb	Very common		*					
Paederia scandens	雄矢藤	Climber	Very common		+	*				
Palhinhaca cernua	缔地蚂蚁, 燈籠 草	Creeping herb	Very common			•				
Paliurus ramosīssimus	馬甲子	Tree	Common	***=	••	••	**			
Pandanus austrosinensis	落兜草	Herb	Common				**			
Pandanus tectorius	蔣兜樹	Small tree	Very common		**	*				
Panicum brevifolium	短葉黍	Herb	Very common							
Paspalum conjugatum	南耳花	Нсгъ	Exotic, Common		**					
Paspalum distichum	雙種雀稗	Herb	Common		٠					
Pavetta hongkongensis	香港大沙菜	Shrub or small tree	Common, Protected under Cap. 96A			**				
Perilla frutescens	紫蘇	Него	Restricted		•					
Phoenix loureiroi	刺葵	Shrub or small tree	Common							
Phyllanthus cochinchinensis	越南葉下珠	Shrub	Very common							
Phyllanthus emblica	餘甘子,油甘 子	Tree	Very common			•	*			
Phyllodium pulchellum	排錢草	Shrub	Very common							
Piper cathayanum	背 药	Climber	Restricted		}	٠				
Pluchea indica	間苞菊・煙茜	Shrub	Common		•				1	

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Grassland	Secondury Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Mangrove
Praxelis clematidea	假臭草	Herb	Exotic, Very common		*					
Psidium guajava	番石榴	Tree	Exotic, Common			+				
Psychotria asiatica	九節	Shrub	Very common		*	***	**			
Pteris semipinnata	半邊旗	Herb	Very common			•				
Pteris vittata	郊处草	Herb	Very common ·			•				
Pueraria lobata	野葛	Climber	Very common			•	+			
Pycreus polystachyus	多機扁莎	Herb	Very common		ż	·				
Rhaphiolepis indica	車輪 梅	Shrub or small tree	Very common			4				
Rhapis excelsa	棕竹	Shrub	Common			**				
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common		*	**				
Rhus chinensis	鹽冶木	Ттее	Common				*		<u>L</u> .	
Rhus hypoleuca	白背壁廣木	Ттес	Common	**	*	**				
Rhus succedanea	野漆樹	Tree	Соттол			*	*			
Rosa laevigata	金樱子	Climbing shrub	Common			•			L .	
Rourea microphylla	小蒜红菜藤, 红菜藤	Woody climber	Common				*			
Rubus reflexus	蛇泡靭	Climbing shrub	Very cammon			*				
Ruellia coerulea	関花草	Herb	Exotic, Common						•	
Sageretia thea	雀梅藤	Shrub	Common	**		*			•	
Sapium discolor	山烏桕	Tree	Very common			*				
Sapium sebiferum	鳥桕	Tree	Common		*	•				
Sarcandra glabra	草珊瑚	Substrub	Common			*				

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation"	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Arca	Developed / Village Area	Mangrove
Schefflera heptaphylla	閂脚木	Tree .	Very common			***	*			
Schizostachywn dunetorum	苗竹仔	Bamboo	Very common				**			
Scolopia chinensis	刺柊	Tree	Common			**				
Scolopia saeva	廣東刺柊	Tree	Common			*				
Scoparia dulcis	野甘草、冰桃草	Herb	Common			*				
Selaginella doederleinii	深錄卷柏	Негъ	Common							
Selaginella uncinata	翠繁草	Herb	Common						*	
Senna occidentalis	望江南・野扇 豆	Shrub	Very common							
Smilax china	金剛藤	Climbing shrub	Very common			*				
Smilax glabra	土茯苓、光源较 爽	Climbing shrub	Very common			*				
Smilax lanceifolia vax. opaca	暗色菝葜	Climbing shrub	Common							
Solanian capsicoides	华茄子, 獅茄	Herb	Exotic, Regarded as Rare in Xing et al. (2000), widely established in HK in recent years						*	
Spermacoce stricta	盟花草	Herb	Restricted	1						
Stachytarplieta jamaicensis	假馬鞭	Herb	Exotic, Common		* .					
Stephania longa	千金藤	Climber	Common		•			٠	*	
Sterculia lanceolata	假蘋婆	Tree	Very common			*				
Strophonthus divaricatus	羊角拗	Woody climber	Common		*		*	٠,		

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Village Area	Mangrove
Strychnos angustiflora	牛眼馬錢	Woody climber	Сотиол							
Styrax suberifolius	拴蒲安息香, 红皮	Tree	Common							
Suaeda australis	南方缺筵	Herb	Common	٠						
Symplocos cochinchinensis var. laurina	黄牛奶樹	Tree	Common		**	*				
Symplocos crassifolia	厚葉山磐,厚葉 灰木	Tree	Соттол			•				
Symplocos lancifolia	光葉山巻	Tree	Common			٠				
Syzygiun buxifolium	赤帕	Shrub	Common	1		٠				
Syzygium hancei	韓氏蒲桃・紅 鉄蒲桃	Tree	Common							
Syzygium jambos	游桃	Tree	Exotic, Common	-	•	+	*			
Syzyghun levinei	山浦桃	Tree	Соттол			**				
Tetracera asiatica	錫菜廳	Woody climber	Very common	1		٠	*.			
Toxocarpus wightianus	弓果膝	Slender woody climber	Very common							
Triumfetta rhomboidea	刺射解	Substrub	Common							
Tylophora ovata	娃兒藤	Slender woody climber	Common			*				
Urena lobata	均 姓天花	Subshrub	Common		٠		1			
Urena procumbens	梵天花	Substrub	Common		*	•		٠	"	
Uvaria macrophylla	禁玉盤	Woody climber	Common			٠				

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Grassland	Secondary Woodland	Natural Watercourse	Ruderal Area	Developed / Villugo Areu	Mangrove
Vernonia cinerea	夜香牛	Herb	Very common		*					
Viburnum odoratissimum	珊瑚樹	Tree	Very common		*		***	*		
Viola diffusa	延苗菜	Herb	Common				*			
Vitex rotundifolia	白背莫荊	Shrub	Exatic, Common	**						
Wedelia trilobata	三裂葉蟛蜞菊	Herb	Exotic, Common					+	*	
Wikstroemia indica	了哥王	Shrub	Common	l		**				
Wikstroemia nutans	细轴落花	Shrub	Common			**				
Youngia japonica	黄铂菜	Herb	Very common			•				
Zanthoxylum ailanthoides	情雅花椒	Trec	Regarded as Rare in Xing et al. (2000), restricted to several locations in HK such as Chek Keng and Tai Long Sai Wan according to AFCD 2008		*					
Zanthoxylum avicennae	新操花板	Tree	Common	·						
Zanthoxylun nitidum	兩而針	Climbing shrub	Very common			*				
Zanthoxylum scandens	花椒筋	Climbing shrub	Common							
Cibotium barometz	金毛狗	Herb	Very common, Protected under Cap. 586, listed as Vulnerable (VU) in the China Red Data Book and is under State protection (category II) in China (Hu et al. 2003)			*				
Total			226	16	60	164	42	10	39	8

[^] Status follows Xing et al. (2000)
*Code for Abundance: **** = Abundant, *** = Frequent, ** = Occasional, * = Searce

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Table A1-2. Flora spe	ecies recorded wil	hin Ko Tong en	clave			12 -		-	100	Ira	1-7	Г 🗀	-	(A '/A	rea.	~ =
Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural	Ko'Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Acacia confușa	台灣相思	Tree	Exotic, Common, often planted in plantation													•
Adiantum flabellulatum	局無鉄線族	Herb	Very common			•								<u> </u>		
Adina pilulifera	水園花	Tree	Very common								٠					
Aegiceras comiculatum	桐花樹	Shrub	Common	**				***								
Alangium chinense	八角楓	Tree	Соттол			**				***			•			*
Alocasia macrorrhizos	海芋	Herb	Very common			٠					*		<u> •</u>			1
Alpinia hainanensis	草豆蔻	Herb	Very common			٠				l	**					
Alpinia stachyodes	密苞山麗	Herb	Common								+					
Ampelopsis cantoniensis	廣東蛇葡萄	Climber	Very common							*						
Anisomeles indica	廣防風	Herb	Common				I			=					*	
Annona squamosa		Tree	Common							}					*	
Antidesma bunius	五月茶,五味子	Tree	Common			٠	•			**					-	*
Aponisa dioica	親紫	Tree	Very common	-		***				-+			•		+	+
Aquilaria sinensis	土沉香	Tree	Common, Protected under Cap. 586, listed as Near Threatened (NT) in the China Plant Red Data Book and is under State protection (Category II) in China (Hu et al. 2003), classified as Critically Endangered (CR) on the IUCN Red List			•				23						*
Archidendron lucidum	売葉猴耳環	Tree	Common		1	•		1	1	-		1			1	1 .

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond.	Ruderal Area	Sensonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Archontophoenix alexandrae	假槟榔	Tree	Exotic, Commonly planted for greening													
Ardisia crenata	大躍傘	Shrub	Common			•				•			•			
Ardisia quinquegona	羅华	Small tree	Very common			+				•			**		Г	
Atalantia buxifolia	酒餅簕	Shrub	Common							•		П				
Avicennia marina	白骨環	Tree	Common					**								
Axonopus compressus	地毯草	Herb	Exotic, Common										***		***	****
Bauhinia glauca	粉葉羊蹄甲,羊蹄 甲藤	Woody climber	Very common			••				**						
Berchemia floribunda	勾兒茶	Climbling shrub	Common							**		*				
Bischofia javanica	秋風	Tree	Common							*		l				
Blechnum orientale	烏毛蕨	Herb	Very соптоя			**										
Breynia fruticosa	無面神	Shrub	Very common .							•						
Bridelia tomentosa	土室樹	Tree	Very common			Ī				•						
Brucea javanica	別略子・苦参子	Shrub or tree	Common	•											**	
Bruguiera gymnorhiza	木欖	Tree	Restricted					**					Г			
Byttneria aspera	刺果藤	Woody climber	Very common			***	***		П	***			*			
Callicarpa kochiana	批把葉紫珠	Shrub	Common		Ī				П						Π	•
Cardiospermum halicacabum	倒地鈴	Climber	Restricted												*	
Carica papaya	番木瓜	Tree	Exotic, Cultivated for food		*											1
Castanopsis fissa	放朝錐	Tree	Common		1					•						*

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pand	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Cerbera manghas	海芒果	Tree	Common	•				*					.			
Chocrospondias axillaris	南酸亚	Tree	Common							*						
Cinnamomum camphora	ᄸ	Tree	Common				**									*
Cinnamomum parthenoxylon	货模	Tree	Сольтоп			**				**		••	٠			
Citrus maxima	抽	Tree	Exotic, Cultivated for food		•						Г					
Citrus reticulata	冶	Small tree	Common	-	**								Γ			
Citrus sinensis	极	Tree	Cultivated for food		*					1						
Clausena lansium	黄皮	Tree	Exotic, Commonly planted for fruit													
Cleistocalyx nervosum	水鍋	Tree	Common	*						*	**					
Clerodendrum inerme	苦邱樹. 假菜莉	Shrub	Common	*			1	*								
Cocculus orbiculatus	水防己	Climber	Common							*						
Colocasia esculenta	芋	Herb	Cultivated												Г	
Commelina diffusa	節節草	Herb	Common		·				**				1			
Cratoxylum cochinchinense	资牛木	Tree	Very common	:		**				**			•		*	*
Cyclosorus interruptus	間斷毛融	Herb	Соттол	1		Γ.		-	**		Γ	•			1	
Cyclosonis parasiticus	邓南毛 騃	Herb	Very common	1		٠	Γ		1	*				1		
Cyperus compressus	扁穗莎草	Herb	Very common	1		\Box			•			Π				
Cyperus pilosus	毛軸莎草	Herb	Common	}		1			٠		•			*	\Box	
Cyrtococcum patens	号朵黍	Herb	Very common						***	•		**	*			
Dalbergia benthamii	兩廣黃樸	Waody climber	Common	i		*			Γ	••	Ī.					

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Daplmiphyllum calycimum	牛耳恆	Trec	Common													
Delonix regia	队图木,金以	Tree	Exotic, Common				*			1		Г				
Desmos chinensis	假度爪	Woody climber	Common			+		Γ	Π	• *			*			
Dicranopteris pedata	芒英	Herb	Very common			+		Г		•						
Dimocarpus longan	龍眼,桂圓	Tree	Exotic, Restricted			*	**			•						
Dioscorea bulbifera	黄筠	Climber	Common			•	П						Ī			
Elacagnus Ioureirii	雞柏紫藤、羅氏胡 頹子	Woody climber	Common													
Embelia laeta	酸藤子	Woody climber	Very common						1	٠						
Embelia vestita	密齒酸醛子	Woody climber	Common							•					Γ	
Eriocaulon truncatum	菲律賓發精草	Herb	Common										Ì			
Eucalypus robusta	大蔡桉,大蔡有加 利	Tree	Exotic, Common, often planted in plantation													
Excoecaria agallocha	海泽	Tree	Common	+				***				1		1		
Ficus hispida	對萊格	Tree	Very common			Ī				İ	**	Π	T			
Ficus microcarpa	細葉榕	Tree	Common			٠			1							*
Ficus subpisocarpa	筆管樹	Tree	Common	•			•	٠	İ							
Ficus variegasa var. chlorocarpa		Tree	Common													
Fimbristylis nutans	點頭飄拂草	Herb	Restricted													
Fimbristylis sieboldii	銹與關拂草	Herb	Common					T	*		Π		Γ			
Floscopa scandens	宏花草	Herb	Common						**					•	Π	

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Fuirena umbellata	英蘭草	Herb	Common											Ì		
Geissapis cristata	睫苞豆	Herb	Regarded as Rare in Xing et al. (2000), restricted to several locations including Deep Water Bay, Tai Mong Tsai, Sai Keng and Lantau Island according to AFCD 2008						**					••••		
Glochidion eriocarpum	毛果算銀子	Tree	Very common						1	**					*	•
Glochidion zeylanicum	香港算盤子	Shrub	Common						•	٠	\vdash	***	*	***	٠	
Gnetum luofuense	羅浮買麻膝	Clmber	Very common, regarded as "Near Threatened" accordign to IUCN Red List			R	ėm									
Gymnanthera oblonga	海島縣	Slender woody climber	Regarded as Very Rare in Xing et al. (2000), common in serveral districs in HK including Sai Kung, Tsing Yi, Yeun Long and Lantau Island (AFCD 2009)	**						-						
Hedychium coronarium	冠花	Herb	Exotic, Common			ļ										
Heterosmilax japonica	均菝契	Climber	Common		İ	*	1		T	•	Π					
Hibiscus tiliaceus	荧 槿	Tree	Соттол	***				••			**			i i		
Hypericum japonicum	地耳草	Herb	Very common						*			٠		1		
llex aspreila	梅葉冬青	Shrub	Very common						1	٠		İ		T	\Box	_
Impatiens chinensis	華瓜仙	Herb	Common						**					ļ —		
lpomoca batatas	新奖	Herbaccous climber	Exotic, Cultivated		**											
lpomoca triloba	三裂菜薯	Herbaccous climber	Exotic, Common													

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Nutural Watercourse	Pond	Ruderul Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Ischaemun barbatum	粗毛鸭蟒草	Herb	Very common						***			**				
Ischaemum ciliare	細毛鴨嘴草	Herb	Very common						***	i						
Kalanchoe pinnata	落地生根	Herb	Exotic, Common	•											Ĺ.	+
Kandelia obovata	水笨仔	Tree	Very common					*								
Kyllinga nemoralis	單穗水蜈蚣	Herb	Very common						٠	1					*	
Kyllinga polyphylla	香根水蜈蚣	Herb	Exotic, Common		ļ				Π					•		
Lantana camara	馬袋丹	Shrub .	Exotic, Very common	*	*		1						++		***	*
Ligustrum sinense	山指甲	Shrub or small tree	Соттол			•				*						
Lindernia crustacea	母草	Herb	Restricted		Ţ						ſ			,		
Lindemia oblonga	梭萼母草	Herb	Restricted									П	Π			
Lindernia rotundifolia	迷你虎耳草	Herb	Restricted											*		
Lipocarpha chinensis	華湖瓜草	Herb	Restricted	1					* .		Т	\Box		1		
Liriope spicata	山麥冬,麥門冬	Herb	Very common								*	1				
Litchi chinensis	荔枝	Tree	Exotic, Restricted	-		•	*				1					
Lithocarpus glaber	柯・石機	Tree	Common							**	1					
Litsea rotundifolia var. oblongifolia	豺皮椰	Tree	Very соптол													
Lophatherum gracile	淡竹葉	Herb	Very common			*		\					Γ			
Lophostemon confertus	紅膠木	Tree	Exotic, Commonly planted							+	П					*
Ludwigia hyssopifolia	草服	Herb	Common						Π					٠		
Ludwigia octovalvis	毛草雅	Herb	Common					Π	*						Π	

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Lygodium japonicum	海金沙	Climber	Very common	ļ	*	**				*		*			*	•
Lygoditan scandens	小菜海金沙	Climber	Common						٠	+		+				
Macaranga tanarius vat. tomentosa	血桐	Tree	Common										•			*
Machilus chekiangensis	浙江潤楠	Tree	Very common			**				***	Γ					+
Maesa perlarius	卸魚膽	Shrub	Common		+	**			*	**					*	
Mallotus paniculatus	白袱	Tree	Very common	Π			**	Γ	Γ	***	•	**	Г			
Mangifera indica	杧果	Tree	Exotic, Commonly planted for fruit													
Melaleuca quinquenervia	白千瓜	Tree	Exotic, Commonly used for slope plantation													*
Melastoma malabathricum	野牡丹	Shrub	Common	•					**	*		***		**	**	•
Melicope pteleifolia	三位皆	Tree	Common		1					*						
Microcos nervosa	破布萊,布拉萊	Tree	Common	•		+				*						
Microstegium ciliatum	剛芳竹	Herb	Very common	}					[••			-	_		
Mikania microntha	微甘菊	Herbaceous climber	Exotic, Very common		••				***	**	***		*	٠		*
Mimosa pudica	合茲革	Herb	Exotic, Very common										*	*	***	
Morus alba	乘	Tree	Соттол							ж					Ţ.	
Murdannia nudiflora	裸花水竹茶	Herb	Соттоп						*							
Musa x paradisiaca	大旗	Giant herb	Exotic, Commonly cultivated												*	
Mussaenda erosa	楠藤	Climbing shrub	Common		l					•						
Neyraudia reynaudiana	類蔵	Herb	Common							+	T					Γ

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondury Woodland	Natural Watercourse	Pond	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Oxalis corniculata	酢漿茸	Herb	Very common								Г	1	*			
Palhinhaca cernua	網地筑地, 燈節草	Creeping herb	Very common					1	•			٠				
Paliurus ramosissimus	馬甲子	Tree	Соттол	***				**								
Pandanus austrosinensis	奪兜草	Herb	Соттол								**		1			
Pandanus tectorius	弱兜樹	Small tree	Very common	***								Π				
Panicum dichotomiflorum	水生黍	Herb	Common						***			٠				
Panicum maximum	大黍	Herb	Exotic, Very common		**						<u> </u>					
Panicum repens	鈍地黍/枯骨草	Herb	Very common						***	1		*	Γ.	•		
Paspalum conjugatum	掉过去	Herb	Exotic, Common											•		
Paspalum scrobiculatum var, orbiculare	囚果雀稗	Herb	Very common											**		
Pavetta hongkongensis	香港大沙菜	Shrub or small tree	Common, Protected under Cap. 96A				***			**						
Philydrum lanuginosum	田麗	Herb	Соттол						**					**		
Phoenix loureiroi	刺葵	Shrub or small tree	Common													
Phyllanthus emblica	餘甘子,油甘子	Tree	Very common	•						•						•
Phyllodium pulchellum	排錢草	Shrub	Very common												٠	
Piper cathayanun	计简	Climber	Restricted			•			Π				•		·	
Piper hancei	可 總	Climber	Very common				1					1	+			
Plumeria rubra	难蛋花	Tree	Exotic, Commonly planted for greening													
Polygonun barbatun	毛製	Herb	Common						•							
Polygonun chinense	火炭母	Herb	Усгу сомтоп		T						Π]	+			

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK ^A	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Polygonum glabrum	光望	Herb	Restricted						**				-			
Polygonun pubescens	短毛蓼	Herb	Common						*					••		
Praxelis clematidea	假臭草	Herb	Exotic, Very common											•		
Prunus persica	桃	Тгее	Exotic, Commonly planted for fruit		**											
Psychotria asiatica	九節	Shrub	Very common	+		***				***			٠		*	•
Pteris biaurita	狭眼域尾蕨	Herb	Common			*										
Pteris semipinnata	半邊旗	Herb	Very common		Ī	•				٠			٠			
Pucraria lobata	野葛	Climber	Very common			*				•		Г				
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common						٠			***				
Rinus hypolenca	白背鹽冶木	Tree	Соптол							•			**			
Rourea microphylla	小葉红葉藤、紅葉 藤	Woody climber	Соттоп													
Sacciolepis indica	養領草	Herb	Very common						+							
Sageretia thea	省梅藤	Shrub .	Common							**			+			
Sapium discolor	山烏柏	Tree	Very common							**						
Sapium schiferum	烏桕	Tree	Common							٠					***	*
Sarcandra glubra	草珊瑚	Substrub	Common			•				•						
Schefflera heptaphylla	鸣腳木	Tree	Very common			**	•			••						٠
Schima superba	木荷	Tree	Common	T						••						•
Scolopia chinensis	刺柊	Tree	Соттол	**												
Scolopia saeva	廣果刺終	Tree	Common	1						•						\Box

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shul Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond	Ruderul Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Scoparia dulcis	冰塘草	Herb	Common												+	
Senna tora	決明,假錄豆	Shrub	Exotic, Common												***	
Solanum erianthum	假煙葉樹	Shrub	Exotic, Common							*	•					
Solanıan torvum	水茄	Shrub	Exotic, Common										•		**	
Spennacoce stricta	壁花草	Herb	Restricted		*							1				
Sphaerocaryum malaccense	桴叢	Herb	Common						**			**				
Spilanthes poniculata	金缸扣	Herb	Common						+					•	++	
Sterculia lanceolata	假類婆	Tree	Very common			**	•			***						*
Strophanthus divaricatus	羊角拗	Woody climber	Common							*						
Strychnos angustiflora	牛眼馬錢	Woody climber	Common	*												
Symplocos cochinchinensis vat. laurina	黄牛奶樹	Tree	Common													
Syzygium hancei	韓氏蒲桃・紅鯛蒲 桃	Trec	Соттол		-					*						
Syzygiwn jambos	沛桃	Tree	Exotic, Common			٠				٠						•
Syzygium levinei	山沛桃	Tree	Common				•			• .						
Tadehagi triquetrum	胡蘆茶	Shrub	Very common							•			\Box			
Tetracera asiatica	拐菲薩	Woody climber	Very common			*				*						
Tithonia diversifolia	胍柄菊,假向日葵	Herb	Exotic, Common		**		Ī									
Toxocarpus wightianus	弓果族	Slender woody climber	Very common													

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation	Dry Agricultural Land	Ko Tong Fung Shui Woodland	Ko Tong Ha Yeung Fung Shui Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Tylophora ovata	姓兒藤	Slender woody climber	Соттоп													٠
Urena lobata	肖梵天花	Subshrub	Соттол										***		***	
Urena procumbens	梵天花	Substrub	Common								Г		*		٠	
Utricularia bifida	挖耳草	Small herb	Common						*			+				
Uvaria macrophylla	紫玉盤	Woody climber	Common			*			Г	**			•			
Vernonia cinerea	夜香牛	Herb	Very common	1					T				*		*	٠
Viburnum odoratissimum	珊瑚街	Tree	Very common	**		**				***	**					
Vitex quinata	山牡荊	Tree	Common	T .					Г	•						
Wedelia biflora	雙頭菊、學花鄉鎮 菊	Herb	Common													
Xyris pauciflora	製草	Herb	Restricted						*		\Box		Î			
Zanthoxylum avicennae	紡権花椒	Tree	Common	İ		Ì	•			*	İ			-		
Zanthoxylum nitidum	阿爾針	Climbing shrub	Very common			•				*			*.			
Total			196	23	14	46 .	18	12	40	86	16	19	34	19	27	34

^ Status follows Xing et al. (2000)

Code for Abundance: **** = Abundant, *** = Frequent, ** = Occasional, * = Scatce

Publication Series No.12 page 63 Table A1-3. Flora species recorded within Nam Shan Tung enclave

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Secondary Woodland	Natural Watercourse	Developed / Village Area
Acacia confusa	台灣相思	Trec	Exotic, Common, often planted in plantation		*		
Acorus gramineus	石菖蒲	Herb	Very common			**	
Adiantum flabellulatum	局郭鉄線族	Herb	Very common	*	+		
Adina pilulifera	水朗花	Tree	Very common	•	*	**	1
Alangium chinense	八角紙	Tree	Common	*			*
Alocasia macrorrhizos	海芋	Herb	Very common	+	*	•	+
Alpinia hainanensis	草豆穀	Herb	Very common	•		•	
Anisomeles indica	廣防風	Herb	Соттол				*
Aporusa dioica	銀柴	Tree	Very common	***	***		
Aquilaria sinensis	土沉香	Tree	Common, Protected under Cap. 586, listed as Near Threatened (NT) in the China Plant Red Data Book and is under State protection (Category II) in China (Hu et al. 2003), classified as Critically Endangered (CR) on the IUCN Red List	*			
Archidendron elypearia	簇耳環	Tree	Common	*			
Ardisia crenata	大羅承	Shrub	Common		**		
Ardisia lindleyana	山加丹	Shrub	Common		*		
Ardisia quinquegona	羅傘	Small tree	Very common	*	*	**	
Bambosa sp.	竹屬	Bambos	Соттоп	•			
Blechnum orientale	乌毛蕨	Herb	Very common	++	**	•	
Boeluneria nivea	学麻	Shrub	Restricted		•		
Bougainvillea spectabilis	勒杜鹃	Climbing shrub	Exotic, Common				**
Breynia fruticosa	黑面神	Shrub	Very common	-	*		+
Bridelia tomentosa	土蜜樹	Tree	Very common	*			1
Brucea javanica	鸦膽子	Shrub or tree	Common		*		

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Secondary Woodland	Natural Watercourse	Developed / Village Area
Byttneria aspera	刺果族	Woody climber	Very common	+	**		
Carex chinensis	中華麗草	Herb	Common			*	
Centella asiatica	前大碗 、	Herb	Very common	*			
Centotheca lappacea	假淡竹葉	Herb	Соттоп		*		
Cibotium barometz	金毛狗	Herb	Very common, Protected under Cap. 586, listed as Vulnerable (VU) in the China Red Data Book and is under State protection (category II) in China (Hu et al. 2003)		*	*	
Cinnamomum parthenoxylon		Tree	Common	*	**		
Citrus reticulata	桔	Small tree	Соттол				+
Clausena lansium	黄皮	Tree	Exotic, Commonly planted for fruit	•			
Cleistocalyx nervosum	水翁	Tree	Common		**	••	
Cratoxylum cochinchinense	黄4本	Trec	Very common	***	***		Τ.
Cuplica platycentra	雪茄花	Herb	Exotic, Commonly planted		Ī		+
Cyclosorus parasiticus	菲南毛蕨	Herb	Very common	•	**	••	*
Dalbergia benthamii	兩族黄檀	Woody climber	Common	7*			
Daphniphyllum calycinum	牛耳楓	Ттее	Common	•	**		
Desmos chinensis	假腐爪	Woody climber	Солтоп	•	•	1	
Dicranopteris pedata	芒其	Herb	Very common	٠	**	<u> </u>	
Dimocarpus longan	聪眼,桂田	Tree	Exotic, Restricted		•		•
Elacagnus loureirii	雄拍紫藤, 謹 氏胡頹子	Woody climber	Сотпол				
Elephantopus scaber	地陰草	Herb	Common	*			
Erythrina variegota	刺桐	Tree	Exotic, Commonly planted				•
Eurya nitida	细幽葉柃	Shrub	Very common				†

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Secondary Woodland	Natural Watercourse	Developed / Village Area
Ficus hispida	對葉榕	Tree	Very common				**
Ficus pumila	辞點	Climber	Very common	•			
Ficus variegata vax. chlorocarpa	背果榕	Ттее	Common				•
Glochidion eriocarpum	毛果算盤子	Tree	Very common	+	**		
Gnetum inofuense	羅浮型麻酥	Cimber	Very common, regarded as "Near Threatened" accordign to IUCN Red List	•	*		
Helicteres angustifolia	山芝麻	Subshrub	Very common		*		
llex asprella	梅葉冬青	Shrub	Very common	•	• '		
llex cinerea	灰冬青	Tree	Common	•		,	1
Kalanchoe pinnata	落地生根	Herb	Exotic, Common				*
Lantana camara	馬纓丹	Shrub	Exotic, Very common				+
Lepidagathis incurva	純花草 .	Herb .	Common		*		
Litsea rotundifolia var. oblongifolia	豺皮偉	Tree	Very cammon				
Lophatheriun gracile	淡竹菜	Herb	Very common		•		
Lygodium japonicum	海金沙	Climber	Very common	*	•		1
Machilus chekiangensis	浙江灣楠	Tree	Very common	•	**		
Maesa perlarius	鲫魚膽	Shrub	Common	٠			
Mallotus paniculatus	白袱	Tree	Very common	***			**
Mangifera indica	杧果	Tree	Exotic, Commonly planted for fruit				
Melastoma malabathricum	野牡丹	Shrub	Common		*	1	
Melicope pteleifolia	三椏苦	Tree	Common		*		
Millettia dielsiana	山雞血豚	Woody climber	Very common		•		
Paederia scandens	庭矢藤	Climber	Very common	1			*

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Secondary Woodland	Natural Watercourse	Developed / Village Area
Palhinhaca cernua	細地螟蛉,燈 籠草	Creeping herb	Very common		•		
Pandamis austrosinensis	驾兜草	Herb	Common	•		•	
Panicum brevifolium	短葉黍	Herb	Very common				
Phoenix loureiroi	刺簽	Shrub or small tree	Common				
Pronephrium simplex	單葉新月蕨	Herb	Very common	*			
Psidiun guajava	番石榴	Tree	Exotic, Common				*
Psychotria asiatica	九節	Shrub	Very common	***	***	**	
Pteris biaurita	狭眼風尾蕨	Herb	Common	+			
Pteris semipinnata	半遊旗	Herb	Very common	*	• .	+	
Pyrrosia adnascens	贴生石章	Herb	Common	*			
Rhodomyrtus tomentosa	挑金娘	Shrub	Very common	•			
Rubus leucanilius	白花戀鉤子	Climbing shrub	Common		*		
Rubus reflexus	蛇泡紡	Climbing shrub	Very common	*	+		
Sageretia thea	金梅藤	Shrub	Common	*	*		T
Sapium discolor	山烏桕	Trec	Very common	,	•		Ţ
Sapiwa sebiferum	烏桕	Tree	Common	+	•	1	
Sarcandra glabra	草刑班	Subshrub	Common	+	*		
Saurauia tristyla	水東哥	Ттее	Common .	+	*	**	
Schefflera heptaphylla	鸮腳木	Tree	Very common	***	***		
Scolopia saeva	廣東刺柊	Tree	Common		•		
Selaginella doederleinii	深綠卷柏	Herb	Common		•		
Smilax china	金剛鸌	Climbing shrub	Very common	*			

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shut Woodland	Secondary Woodland	Natural Watercourse	Developed / Village Area
Smilax glabra	土茯苓、光葉 菝契	Climbing shrub	Very common ,	+	•		
Sphenomeris chinensis	鳥韭	Herb	Common				
Sterculia lanceolata	假豬婆	Tree	Very common	*	**	•	
Syzygium hancei	韓氏蒲桃・紅 鱗蒲桃	Tree	Сотпов	*			
Syzygium levinei	山洲桃	Tree	Common	*	*		
Tetracera asiatica	錫黎藤	Woody climber	Very common	+	*		
Urena lobata	肖梵天花	Subshrub	Common		*		
Uvaria macrophylla	紫玉盤	Woody climber	Соттоп		*		
Viburnum odoratissimum	珊瑚樹	Tree	Very common	•	**		
Wikstroemla mutans	细轴竞花	Shrub	Common		•		
Zanthoxylun avicennae	紡織花椒	Tree	Common				*
Total			97	58	60	17	18

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Table A1-4. Flora species recorded within Pak Tam Au enclave

2	P44100 100010		ar Taill Ma Chellave							,	· · ·				
Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grassland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pond	Scasonally Wet Grassland	Shrubby Grassland	Waste Ground
Abrus mollis	毛相思子	Woody climber	Restricted						•						
Acacia confusa	台灣相思	Tree	Exotic, Common, often planted in plantation			**	,				***				
Acorus graminens	石菖蒲	Herb	Very common		**										
Adiantum flabellulatum	局架鐵線蕨	Herb	Very common	•											
Adina pilulifera	水鹽花	Tree, 5m	Very common		**		ľ	П							*
Adinandra millettii	黄瑞木	Tree	Common						•						
Agave americana	旅舌関	Perennial Herb	Exotic, Cultivated in HK (AFCD 2011)												
Ageratum conyzoides	雄香薊、勝紅 薊	Herb	Exotic, Exotic (pantropical herb of American origin), very common			••	-								**
Alangium chinense	八角組	Tree	Common	***			*		***	-	**				
Alocasia macrorrhizos	海芋	Herb	Very common	•			*		*						
Alternanthera sessilis	延于草	Herb	Соплен				*								
Ampelopsis cantoniensis	廣東蛇葡萄	Climber	Very common	••											
Aporusa dioica	銀柴	Tree	Very common	***			Π		***						
Aquilaria sinensis	土沉香	Tree	Common, Protected under Cap. 586, listed as Near Threatened (NT) in the China Plant Red Data Book and is under State protection (Category II) in China (Hu et al. 2003), classified as Critically Endangered (CR) on the IUCN Red List								*				
Archidendron clypeariu	殺耳環	Tree	Соттол												
Archidendron lucidum	光禁猴耳環	Tree	Common		1	ĺ	Π	Π	1						

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[^] Status follows Xing et al. (2000)
Code for Abundance: **** = Abundant, *** = Frequent, ** = Occasional, * = Scarce

								-				-			
Scientific Name		Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grassland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pond	Sensonally Wet Grassland	Shrubby Grassland	Waste Ground
Ardisia crenata	大羅傘	Shrub	Common	**						•					
Ardisia quinquegona	征4.	Small tree	Very соттол	•					**						
Arundinella setosa	刺芒野古草	Herb	Very common				٠								
Axonopus compressus	地毯草	Herb	Exotic, Common				***								
Baeckea frutescens	崗松	Shrub	Very common				*							•	**
Bamboša sp.	竹麿	Bambos	Common						*						
Baselļa alba	落葵, 潺菜	Herbaccous climber	Exotic, Restricted												
Baultinia variegata	宫粉羊蹄甲	Tree	Exotic, Common						٠						
Bischofia javanica	秋楓	Tree	Common						**		٠			*	\Box
Blechnum orientale	岛毛族	Herb	Very common		*		*		**	**	٠				
Bougainvillea spectabilis	新杜鹃	Climbing shrub	Exotic, Common	**											
Breynia fruticosa	黑面神	Shrub	Very common				*		*		*			•	٠
Bridelia tomentosa	土密樹	Tree	Very common	•			٠		**		+			*	
Cajanus scarabaeoides	英草蟲豆	Climber	Common		l		*				·				
Callicarpa formosana	杜虹花	Shrub	Common				*		*						
Callicarpa kochiana	枇杷葉紫珠	Shrub	Common						*		+				
Casuarina equisctifolia	木麻黄,牛尾 松	Tree	Exotic, often planted in plantation and along roadside, apparently semi-naturalized in the nature								**				
Cayratia comiculata	角花鳥藪苺	Climber	Very common						•						
Centella asiatica	崩大碗	Herb	Very common			*	+		+		+		I	*	
Centotheca lappacea	假淡竹葉	Herb	Common						*		+				

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grassland	Marsh	Secondary VYoodland	Natural Watercourse	Plantation	Pond	Scasonally Wet Grassland	Shrubby Grassland	Waste Ground
Chrysopogou aciculatus	竹節草・假雀 麥	Herb	Very common				***	**						•••	
Cinnamomun camphora	绿	Tree	Common						••						
Cinnamomum parthenoxylon	黄椋	Tree	Common	***					•						
Cleistocalyx nervosum	水翁	Tree	Common	**	**				***		**	++			
Colocasia esculenta	芋	Herb	Cultivated		*						Г	*			
Commelina diffusa	節節草	Herb	Common		**				+	**		***			Γ
Cratoxylum cochinchinanse	荧牛 木	Tree	Very common												
Cyclobalanopsis myrsinifolia	小菜貴岡	Tree	Common												
Cyclosorus Interruptus	間斯毛蕨	Herb	Common								Г	***			Γ
Cyclosoms parasiticus	幕南毛蕨	Herb	Very common	•	**				•	**	•	**	İ	*	Г
Cynodon dactylon	狗牙根	Herb	Very common				•								
Cyperus difformis	異型莎草	Herb	Very common	_							Π	П			•
Cypenus iria	碎米莎草	Herb	Common					*			П				Γ
Cyperus sp.	莎草屬	Herb	Common					*		1					Г
Cyrtococcum patens	弓朵黍	Herb	Very common	**											Г
Daphniphyllum calycinum	华耳福	Tree	Common						***						
Desmodium yangeticum	大葉山螞蝗	Subshrub	Common												-
Desmodium triflorum	三點金	Herb	Very common			1	**	*		Π			***	*	Г
Desmos chinensis	假鹰爪	Woody	Common				*		**						

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grussland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pond	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Desmos chinensis	假實爪	Woody climber	Common	**											
Dicranopteris pedata	芒莊	Herb	Very common	*	•		**		40		**			****	••
Dimocarpus longan	脫眼,桂田	Tree	Exotic, Restricted	*					*						
Dioscorea bulbifera	黄狗	Climber	Common						•		1		Ī		\Box
Dioscorca cirrhasa	啓葭	Climber	Соттоп		•										
Diospyros morrisiana	羅浮栉	Tree	Very common	•											П
Eclipta prostrata	短膊	Herb	Common				•	**					*		
Eichliornia crassipes	鳳眼藍.大水 萍	Floating herb	Exotic, Common									•••			
Elacagnus loureirii	雞柏紫藤、羅 氏胡頹子	Woody climber	Common	*											
Elacocarpus decipiens	杜英	Tree	Common												
Eleocharis spiralis	螺旋鳞李齊	Herb	Regarded as Rare in Xing et al. (2000), common in several districts in HK including Yuen Long, Mai Po and Tai Ho (AFCD 2012)					**				••			
Embelia lacta	放誕子	Woody climber	Very common	•			**								
Embelia ribes	白花酸膜子	Woody climber	Common												
Emilia sonchifolia	一點紅	Herb	Very соттоп				•								
Eragrostis atrovirens	鼠婦草	Herb	Common				•								
Eragrostis tenella	99魚草,南方 知風草	Herb	Very common									**	,		
Eriocaulon sexangulare	郭南榖精草	Herb	Very common		,			***							
Eupatorium chinense	華澤闌・関草	Herb	Restricted				•				1	*			

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grussland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pond	Seusonally Wet Grassland	Shrubby Grassland	Waste Ground
Eurya nitida	细菌菜枠	Shrub	Very common		•										
Ficus hirta	粗辣榕	Shrub	Common						+	•					Γ
Ficus Hispida	對棄榕	Tree	Very соттол	•		1	٠		•	•	+	Г			Г
Ficus microcarpa	細葉榕	Tree	Common			**					***			*	
Ficus pumila	辞點	Climber	Very common							**					Γ
Ficus subpisocarpo	筆管榕	Tree	Common												Г
Ficus variegata var. chlorocarpa		Tree	Common	+		İ									
Ficus variolosa	经薪格	Shrub or tree, 5m (10m)	Very common		*										
Fimbristylis aestivalis	夏颗拂草	Herb	Restricted		*						1	1	l		
Fimbristylis sieboldii	銹鳞轀拂草	Herb	Common			1		•				Г	•		Ī
Geissopis cristata	睫苞豆	Herb	Regarded as Rare in Xing et al. (2000), restricted to several locations including Deep Water Bay, Tai Mong Tsai, Sai Keng and Lantau Island according to AFCD 2008				**	**					**		
Glochidion eriocarpum	毛果算盤子	Tree	Very common		Ī		T		1					•	Γ
Glochidion hirsutum	厚茶算盤子	Tree	Common											***	Π
Glochidion lanceolarium	艾膠算盤子。 大葉算盤子	Shrub	Common						****		**			***	
Glochidion zeylanicum	香港算盤子	Shrub	Соттол	**		1			:						
Hedyotis auricularia	耳草	Herb	Сотпол				Г	**					•	1	Г
Hedyotis diffusa	白花蛇舌草	Herb	Very common			•	+	Γ	*						Г
llex pubescens	毛冬貴	Shrub	Very common						*	1			-		П

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grussland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pond	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Imperata cylindrica vac. major	絲茅	Herb	Very common				**								
Ipomoea cairica	五爪金飛	Herbaceous climber	Exotic, Very common	*	**	**			*						
Ischaemun barbatun	粗毛鸱嘴草	Herb	Very common				***								
Jatropha integerrima	全缘软麻疽	Shrub	Exotic, Cultivated				*				L				
Kyllinga brevifolia	短菜水蜈蚣	Herb	Common				*	*			<u> </u>		**		Ш
Kyllinga nemoralis	單穗水蜈蚣	Нсгр	Very common	•							*				
Lantana camara	馬袋丹	Shrub	Exotic, Very common	•		**	*		*					**	
Leersia hexandra	李氏禾	Herb	Common		•							***			
Leucaena Ieucocephala	銀合歐	Tree	Exotic, Common		*										
Lindernia antipoda	泥花草	Herb	Common				*		l		L	*			
Lindernia crustacea	母草	Herb	Restricted		İ		*							*	$oldsymbol{oldsymbol{\sqcup}}$
Liparis ferruginea	銹色羊耳蒜	Herb	Regarded as Scarce and Restricted, and is a locally endangered species(EN) in HK (Barretto et al. 2011)												
Litchi chinensis	荔枝	Tree	Exotic, Restricted	*	l					l		<u> </u>	1		
Litsea cubeba	木鳖子	Tree	Common	•											Ш
Litsea glutinosa	海陽樹	Tree	Very common	•										*	
Litsea monopetata	假柿木登子	Tree	Restricted		_				•						
Litsea rotundifolia vat. oblongifolia	豺皮掉	Tree	Very common	*										**	
Lophatherum gracile	淡竹葉	Herb	Very common				+_		•		<u>+</u>			<u> </u>	
Ludwigia adscendens	水龍	Herb	Common									**			Ш
Ludwigia perennis	细花丁香製	Herb	Restricted									*			

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grussland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pond	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Lygodium flexuosum	山軸海金沙	Climber	Very common		*				•	*			1		
Lygodium japonicum	海金沙	Climber	Very common				**		*					**	L
Lygodium scandens	小菜海金沙	Climber	Common						+						
Machilus breviflora	短序溜楠	Tree	Very common	•											l
Machilus chekiangensis	浙江湖楠	Tree	Very common	**	*				****	**				•	L.
Machilus pauhoi	刨花潤懶	Tree	Regarded as Very Rare in Xing et al. (2000), common in several districts in HK including Tai Mo Shan, Shing Mun and Tai Po Kau (Personal observation)												
Macroptilium lathyroides	大製豆	Creeping herb	Exotic, Common				•								
Macrothelypteris torresiana	普通針毛蕨	Herb	Very common											٠	
Maesa perlarius	鄭魚鵬	Shrub	Common	**			*	<u></u>	***		**	1		**	<u> </u>
Mallotus paniculatus	白楸	Tree	Very common	**					***	L	*		<u> </u>		*
Melastoma malabathricum	野牡丹	Shrub	Содтов		•		***		*		**	*		***	**
Melastoma sanguineum	毛恙	Shrub	Соттоп				**		**					•*	
Microstegium ciliatum	剛秀竹	Herb	Усгу соттол		•					!		<u> </u>	<u> </u>		L
Mikania micrantha	被甘菊	Herbaccous climber	Exotic, Very common	*					*						
Mimoso pudica	合差草	Herb	Exotic, Very common		}		••							1	
Miscantlus sinensis	ë	Herb	Very common				*]				L		
Mucuna birdwoodiana	白花油麻縣 · 勃氏幫豆	Woody climber	Common	**											

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Græssland	Marsh	Secondary	Natural Watercourse	Plantation	Pond	Seusonally Wet Grassland	Shrubby Grassland	Waste Ground
Mussaenda pubescens	玉菜金花	Climbing shrub	Very common						•						
Nelumbo nucifera	荷花	Aquatic herb	Exotic, Commonly planted									**			
	金綿香. 夭香 城	Herb	Very common												
Oxalis corniculata	酢漿草	Herb	Very common			•	+	•			٠		·		
Paederia scandens	难矢藤	Climber	Very common				_		•		٠				•
Palliinhaea cernua	無地娛樂、燈 節草	Creeping herb	Very common				##						_		
Pandanus tectorius	驾兜街	Small tree	Very common												
Panicum brevifolium	短葉黍	Herb	Very common				*					•			
Panicum dichotomistorum	水生黍	Herb	Common												
Panicun repens	舖地梁,枯谷 草	Herb	Very common												
Paspalun conjugatun	州主立	Herb	Exotic, Common				***		•					***	
Paspalun distichum	生佬雀稗	Herb	Common			1		•		i					
Paspalun scrobiculatum var. orbiculare	囲果 雀稗	Herb	Very common										*		
Pavetta hongkongensis	香港大沙菜	Shrub or small tree	Common, Protected under Cap. 96A												
Philydrum lanuginosum	m%	Herb	Common					•••					**		
Phyllanthus emblica	餘甘子、油甘 子	Tree	Very common												
Plantago major	車 前草	Herb	Very common				*								

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grasslund	Marsh	Secondary	Natural Watercourse	Plantation	Pond	Sensonally Wet Grassland	Shrubby Grassland	Waste Ground
Polyspora axillaris	大頭茶	Tree	Very common				•		**		•			*	
Pronephrium simplex	邓菲新月 胺	Herb	Very common		*					٠					
Psidium guojava	番石棺	Tree	Exotic, Common	*		**	٠		*		•			-	
Psychotria asiatica	九節	Shrub	Very common	***		**	*		***	••	**				
Pteris ensiformis	劍葉鳳尾碶· 井邊西	Herb	Common												
Pteris multifida	井間邊草	Herb	Very common				i –		*	•					
Pteris semipinnata	半邊旅	Herb	Very common	٠			Ī		+						
Pterocarpus indicus	紫橙,牛血樹	Tree	Exotic, Common						*						Г
Pueraria lobata	野悠	Climber	Very common	**					•						
Pycreus polystachyus	多德丽莎	Herb	Very common				=	*				•	##		
Rhaphiolepis indica	車輪梅	Shrub or small tree	Very common						*						
Rhodomyrtus tomentosa	挑金娘	Shrub	Very common				**							***	**
Rhus chinensis	盟尚木	Tree	Common	T			*		-		•			-	•
Rhus succedanca	野漆樹	Tree	Common	•			*		**					*	
Rosa laevigata	金樱子	Climbing shrub	Соттол											*	
Rourea microphylla	小祭紅葉藤 · 紅葉藤	Woody climber	Common		*				•						
Rubus leucantlus	白花懸鉤子	Climbing shrub	Соттол												
Rubus reflexus	蛇泡筋	Climbing shrub	Very common						•						
Sacciolepis indica	賽類草	Herb	Very common			1	**					*			

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shul Woodland	Channelized Watercourse	Developed / Village Area	Grassland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pond	Scusonally Wet Grassland	Shrubby Grassland	Waste Ground
Sageretia thea	雀梅藤	Shrub	Common	**					•						
Sagittoria sagittifolia	慈菇	Aquatic herb	Restricted						•		I				<u> </u>
Sapium discolor	山烏桕	Tree	Very common	*		5			*						•
Sapium sebiferum	烏桕	Tree .	Common	*			*		***		*			•	
Sarcandra glabra	草珊瑚	Subshrub	Common						**						
Saurauia tristyla	水東哥	Tree	Common		•					**					
Schefflera arboricola	鹅常藤	Shrub	Exotic, Common			٠			•	٠	+				Π
Schefflera heptaphylla	鴨腳木	Tree	Very common	***	•*				**						Г
Seloginella uncinata	翠雲草	Herb	Соттол		•										
Senna bicapsularis	雙莢決明,雙 莢槐	Shrub	Exotic, Ocassionally cultivated in HK (AFCD 2008)			,			*						
Smilax china	金剛藤	Climbing shrub	Very common				*								
Solanıan torvum	水茄	Shrub	Exotic, Common				*	Π							
Spermacoce latifolia	因孫豐花草	Herb	Exotic, Restricted						+			-			П
Spermacoce stricta	豐花草	Herb	Restricted						•						П
Spilanthes paniculata	金釦扣	Herb	Common												П
Stachytarpheta jamaicensis	假馬鞭	Негъ	Exotic, Common		,	•	*		•						
Sterculia Ionceolata	假發婆	Tree	Very common	•					•						
Symplocos cochinchinensis var. laurina	黄牛奶樹	Tree	Common	••											
Symplocos crassifolia	厚葉山客.厚 葉灰木	Tree	Common		-				•						

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Watercourse	Developed / Village Area	Grassland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pond	Scusonally Wet Grassland	Shrubby Grassland	Waste Ground
Syzygiun hancei	韓氏蒲桃・紅 鎮蒲桃	Tree	Common	**					*	•					
Syzygium jambos	蒲桃	Tree	Exotic, Common	•			*								
Syzygium levinci	山浦桃	Tree	Соппов	1											
Tadehagi triquetrum	葫蘆茶	Shrub	Very common				*		*						
Tetracera aslatica	妈菜藤	Woody climber	Very common	**					**						
Tetradium glabrifolium	棟葉吳茱萸	Tree	Common	•	"										
Tinospora sagittata	青牛路	⊂limber	Common					Γ.		*					
Toddalia asiatica	飛取掌血	Climbing shrub	Restricted						•						
Turpinia montana	山香圓	Tree	Сотпол					Π	٠					L	
Tylophora ovata	娃兒藤	Slender woody climber	Common .	*											
Urena lobata	岗 姓天花	Subshrub	Common			**	**		٠		*			**	
Urena procumbens	梵天花	Subshrub	Common .				*		*						
Utricularia bifida	挖耳草	Small herb	Common		+										L
Uvaria macrophylla	紫玉盤	Woody climber	Common	**											
Viburman odoratissimum	珊瑚樹	Tree	Very common	***			•		***		**				
Vitex negundo	货荆	Shrub	Common				*			 					
Vitex quinata	山牡荆	Tree	Содитоп						+						
Wedelia chinensis	热纵菊	Perennial Herb	Common												
Wedelia trilobata	三裂策鼓划列	Herb	Exotic, Common		1		[1			*		l	.[.

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Channelized Wutercourse	Developed / Village Area	Grassland	Marsh	Secondary Woodland	Natural Watercourse	Plantation	Pand	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Youngia japonica	黄鹤菜	Herb	Very common			1	•		1			1	İ		\Box
Zanthoxylun avicennae	紡鴦花椒	Tree	Common								,				П
Zanthoxylum nitidum	Climbing shrub	Very common											**		П
Total			205	60	31	17	80	21	103	20	44	20	11	36	15

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Mangrove	Secondary Woodland	Nutural Watercourse	Ruderal Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Acanthus ilicifolius	老鼠簕	Herb	Common		٠	1]					1
Adiantum flabellulatum	局等鐵線院	Herb	Very common	•								1
Adina pilulifera	水圏花	Trec	Very common .				•					
Aegiceras comiculatum	桐花樹	Shrub	Common		+							1
Alangium chinense	八角個	Tree	Common	**		**			*	ļ —		
Alocasia macrorrhizos	海芋	Herb	Very common	•							•	*
Anisomeles indica	度防風	Herb	Common		1				*	<u> </u>	1	├ ~~
Antidesma bunius	五月茶,五 味子	Tree	Соттоп	••								
Aporusa dioica	銀柴	Tree	Very common	***	1.	***						
Aquilaria sinensis	土沉管	Tree	Common, Protected under Cap. 586, listed as Near Threatened (NT) in the China Plant Red Data Book and is under State protection (Category II) in China (Hu et al. 2003), classified as Critically Endangered (CR) on the IUCN Red List	•								
Archidendron clypearia	猴耳琅	Tree	Common	•								
Ardisia crenata	大羅傘	Shrub	Common	٠								
Ardisia lindleyana	山血丹	Shrub	Соттол			•						
Ardisia guinquegona	羅傘	Small tree	Very common	٠		**		<u> </u>				1
Aster baccharoides	白舌紫菀	Herb	Very common	٠		1						
Avicennia marina	白骨墩	Tree	Common		**				T		1	
Axonopus compressus	地毯草	Herb	Exetic, Common					*	** .		1	
Bauhinia championii	缺羰醛	Woody climber	Соттоя						**			

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[^] Status follows Xing et al. (2000) # Code for Abundance: ****= Abundant, *** = Frequent, ** = Occasional, * = Scarce

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Mangrove	Secondary Woodland	Natural Watercourse	Ruderul Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Blechnum orientale	烏毛騃	Herb	Very common	•	 	••			 	-	<u> </u>	
Breynia fruticosa	黒面神	Shrub	Very common	<u> </u>		*		*	•			•
Bridelia tomentosa	土筮樹	Tree	Very common		1	*						
Brucea javanica	明胎子·苦 參子	Shrub or tree	Common			+						
Bruguiera gymnorhiza	木價	Trec	Restricted		*	T						
Bytmeria aspera	刺果藤	Woody climber	Very common							-		
Callicarpa kochiana	批把葉紫珠	Shrub	Common	•	Ī							
Carallia brachiata	竹節樹	Tree	Common	T		+						
Cerbera manghas	海芒果	Tree	Common	Ī	**	*	*				*	
Cibatium barometz	金毛狗	Herb	Very common, Protected under Cap. 586, listed as Vulnerable (VU) in the China Red Data Book and is under State protection (category II) in China (Hu et al. 2003)									
Cinnamomum parthenoxylon	黄樟	Tree	Common	***								
Clematis crassifolia	厚葉鐵線運	Climber	Restricted				7					
Conyza bonariensis	香絲草	Herb	Exotic, Very common							•		
Conyza canadensis	小蓬草	Herb	Exotic, Very common			1	l		1	*		
Cratoxylum cochinchinense	黄牛木	Tree	Very common	**								
Crinun asiaticum vat. sinicum	文殊蘭	Herb	Restricted						*			
Cyclosorus Interruptus	間斷毛族	Herb	Common			1				٠		
Cyclosonis parasiticus	幕南毛联	Herb	Very common	1.		***						++
Dalbergia benthamii	兩廣黃檀	Woody climber	Common	+						**		

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Mangrove	Secondary Woodland	Natural Watercourse	Ruderul Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Daplmiphyllun calycinum	牛耳楓	Tree	Common	Ì		**						
Desmodium heterocarpon	假地豆	Subshrub	Very common			i i			•		i	
Desmos chinensis	假龍爪	Woody climber	Соттол									
Dicranopteris pedata	芒托	Herb	Very common	++		*		**	*			
Dimocarpus longan	旗眼,桂圆	Tree	Exotic, Restricted	**		*						
Dioscorea bulbifera	资源	Climber	Common	*						ļ —		
Elacocarpus decipiens	杜英	Tree	Common			•						
Elephantopus scaber	地驗草	Herb	Common	-							<u> </u>	
Emilia sonchifolia	一點紅	Herb	Very common					l		*		
Excoecaria agallocha	海漆	Tree	Common		**				<u> </u>		*	
Ficus hirta	粗殊榕	Shrub	Common	•					T	<u> </u>		
Ficus hispida	對茅榕	Tree	Very common	+		•						
Ficus pumila	薛荔	Climber	Very common									•
Ficus subpisocarpa	筆管格	Tree	Common		•							
Ficus variegata var. chlorocarpa	背果榕	Tree	Соттоп									
Ficus variolosa	變羰榕	Shrub or tree	Very common	•								
Glochidion eriocarpum	毛果算盤子	Tree	Very common	•		+					1	
Glochidion zeylanicum	香港原盤子	Shrub	Common			•			**	*		*
Gnetum luofuense	羅浮買麻藤	Clmber	Very common, regarded as "Near Threatened" accordign to IUCN Red List	*								
Gynnanihera oblonga	海岛縣	woody	Regarded as Very Rare in Xing et al. (2000), common in serveral districs in HK including Sai Kung, Tsing Yi, Yeun Long and Lantau Island (AFCD 2009)									

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Mangrove	Secondary Woodland	Natural Watercourse	Ruderal Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Heritiera littoralis	叙葉樹	Trec	Restricted		*						**	
Hibiscus tiliaceus	<u> </u>	Tree	Common		***	•	••				+++	[
llex asprella	梅葉冬労	Shrub	Very common	•		*						
Ipomoea cairica	五爪金龍	Herbaccous climber	Exotic, Very common									**
Ischaemun barbatun	粗毛鸭嘴草	Негь	Very common				**					
Kalanchoe pinnata	落地生根	Herb	Exotic, Common									*
Kandella obovata	水筆仔	Tree	Very common	1	****			ľ			1	
Kyllinga nemoralis	郑弛水蜈蚣	Herb	Very common									•
Lantana camara	馬缨丹	Shrub	Exotic, Very common						••	•		•
Lasianthus attenuatus	斜基和菜 水、小葉雞 原樹	Shrub	Restricted	••								
Lindernia crustacea	母草	Herb	Restricted	1						•		
Lindsaea orbiculata	國菜螺始隊	Herb	Very common	•							l	
Litchi chinensis	荔枝	Tree	Exotic, Restricted	*								
Lophatherum gracile	淡竹葉	Негь	Very common	•				1				
Lygodium japonicum	海金沙	Climber	Very common	*	Ī	٠	•		٠	+÷		
Lygodium scandens	小菜海金沙	Climber	Common	*		*				**		
Macaranga tanarius vat. tomentosa	血桐	Tree	Сомнов			*						
Machilus chekiangensis	浙江海楠	Tree	Very common	**		***	1					
Maesa perlarius	卸魚艙	Shrub	Common			**			•			•
Mallotus paniculatus	白楸	Tree	Very common	***		**						

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland*	Mangrove	Secondary Woodland	Nutural Watercourse	Ruderal Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Melastoma malabathricum	野牡丹	Shrub	Common					••	***			
Melastoma sanguineum	毛蕊	Shrub	Common			•			*	٠		
Melicope pteleifolia	三極苦	Tree	Common			•					1	
Microcos nervosa	破布葉, 布 滋葉	Tree	Common									
Microstegium ciliatum	酮勞竹	Herb	Very common			**		·		**		
Mikania micrantha	被甘菊	Herbaceous climber	Exotic, Very common	*				**	**	**		**
Mimosa pudica	合雜草	Herb	Exotic, Very common					••	**			
Neyraudia reynaudiana	類蔵	Herb	Common							٠		
Paederia scandens	雞矢蕻	Climber	Very common						*			•
Palhinhaea cernua	舖地蜈蚣. 燈籠草	Creeping herb	Very common									
Paliurus ramosissimus	馬甲子	Tree	Common		٠						**	
Pandanus austrosinensis	孫兜草	Herb	Common					1				
Pandanus tectorius	群兜樹	Small tree	Very common		•		**			*	***	
Paspalum conjugatum	附耳草	Herb	Exotic, Common					*	**			
Paspalum scrobiculatum vat. orbiculare	固果雀稗	Herb	Very common									
Pavetta hongkongensis	香港大沙萊	Shrub or small tree	Common, Protected under Cap. 96A									
Phoenix loureiroi	刺葵	Shrub or small tree	Common								**	
Phyllanthus emblica	餘甘子、油 甘子	Tree	Very common			*						

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland*	Mangrove	Secondary Woodland	Natural Watercourse	Ruderal Ares	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Phyllodium pulchellum	排錢草	Shrub	Very common						٠			
Piper cathayanum	青琦	Climber	Restricted	Ž.			-					
Piper hancel	叮鹋	Climber	Very cammon	+								
Pongamia pinnata	水资皮	Tree	Common		**							
Praxelis clematidea	假臭草	Herb	Exotic, Very common					**	**			
Psidium guajava	番石榴	Tree	Exotic, Common	T								**
Psychotria asiatica	九節	Shrub	Very common	***		***			•			
Pteris blaurita	按眼 体尾蕨	Herb	Common	•								
Pteris semipinnata	半邊族	Herb	Very common	*								
Pteris vittata	蜈蚣草	Herb	Very common	<u> </u>						٠		
Pueraria lobata	野葛	Climber	Very common						•	**		
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common	*		٠				*		
Rhus chinensis	照尚木	Tree	Common	•						*		
Rhus hypoleuca	白背鹽南木	Tree	Соттоп	1					•			
Rhus succedanea	野漆樹	Tree	Common			+						
Rourea microphylla	小葉紅葉 藤・紅葉藤	Woody climber	Common	. ·								
Rubus reflexus	蛇泡簕	Climbing shrub	Very common									
Sageretia thea	省梅藤	Shrub	Common			*			1			
Sapium discolor	山烏桕	Tree	Very common	+					٠	•		
Sapium sebiferum	烏桕	Tree	Common .	*					ļ		٠.,	
Sarcandra glabra	草珊瑚	Substirub	Common	++		*	1					
Schefflera heptaphylla	钨即水	Tree	Very common	**	1	***			1			

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Ecological and Conservation Importance of Six Sal Kung Country Park Enclaves

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Woodland*	Mangrove	Secondary Woodland	Natural Watercourse	Ruderal Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Scolopia chinensis	刺柊	Tree	Common		**	1		l			<u> </u>	
Scolopia saeva	廣東刺柊	Tree	Соттол			*						
Scoparia dulcis	冰斑草	Herb	Common						•			T
Solanun torvum	水茄	Shrub	Exotic, Common	*				*	•			**
Sphenomeris chinensis	烏韭	Herb	Common	+								
Stachytarpheta Jamaicensis	假馬鞭	Herb	Exotic, Common						*			
Sterculia lanceolata	假發婆	Tree	Very common	4.8	T	***						
Syzygium hancei	韓氏蒲桃 · 紅鶴蒲桃	Tree	Соттол			•						
Syzygium jambos	沛挑	Tree	Exotic, Common	•		•		1				
Syzygium levinei	山浦桃	Tree	Common	*						Ī		
Tetracera osiatica	錫萊藤 .	Woody climber	Very common			*						
Trema tomentosa	山炭麻	Tree	Common						*		*	
Triumfetta rhomboidea	刺蒴麻	Subshrub	Common		T							٠
Tylophora ovata	娃兒際	Slender woody climber	Соттоп			,						
Urena lobata	肖梵天花	Subshrub	Соттол			•		٠	***	*		
Urena procumbens	梵天花	Subshrub	Common						+			
Uvaria macrophylla	紫玉盤	Woody climber	Common			*						
Vernonia cinerea	夜香牛	Herb	Very common						•			
Viburnun odorotissimun	珊瑚樹	Trce	Very common			•						
Vitex quinata	山牡荊	Tree	Common	*								

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland	Mangrove	Secondary Woodland	Natural Watercourse	Ruderal Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Zanthoxylum ailanthoides	桥葉花椒	Tree	Regarded as Rare in Xing et al. (2000), restricted to several locations in HK such as Chek Keng and Tai Long Sai Wan according to AFCD 2008									
Zanthoxylum avicennae	簕横花椒	Tree	Common	•		*				٠		
Zanthoxylum nitidum	网面針	Climbing shrub	Very common	•				**				
Total			140	64	15	57	8	12	41	25	12	16

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Table A1-6. Flora species recorded within Pak Sha O enclave Dry Agricultural Land Developed / Village Area Natural Watercourse Chinese Growth Common Name Form Scientific Name Status and Distribution in HKA Woody 毛相思子 Abrus mollis Restricted climber 土牛膝 Achyranthes aspera Herb Common Very common Acorus gramineus 石菖蒲 Herb 下田菊 Herb Adenostemma lavenia Restricted Adiantum flabellulatum 局茶籤缐赎 Herb Very common Adina pilulifera 水朗花 Tree Very сотптоп Adinandra millettii 货瑞木 Tree Common Alangium chinense 八角楓 Tree Common Alocasia macrorrhizos 海芋 Herb Very common Alpinia hainanensis 草豆헖 Herb Very common Alpinia stachyodes 密苞山藍 Нств Common 廣防風 Anisomeles indica Herb Common 五月茶,五味子 Antidesma bunius Tree Common 毛茶 Small tree Antirhea chinensis Very common Aponisa dioica 銀柴 Tree Very common *** Common, Protected under Cap. 586, listed as Near Threatened (NT) in the China Plant Red Data Book and is under State 土沉香 Aquilaria sinensis Tree protection (Category II) in China (Hu et al. 2003), classified as Critically Endangered (CR) on the IUCN Red List Tree Archidendron clypearia 猴耳項 Солипол

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7 ≥ 0	
FBG	- Pul

[^] Status follows Xing et al. (2000)
Code for Abundance: **** = Abundant, *** = Frequent, ** = Occasional, * = Scarce

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh ⁴	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shui Woodland	Pak Sha O Ha Yeung Fung Shui Woodland	Ruderal Area	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural Land
Ardisia crenata	大羅傘	Shrub	Common			*	**	*				
Ardisia lindleyana	山血丹	Shrub	Common		+							
Ardisia quinquegona	羅傘	Small tree	Very common		**		++	••				
Axonopus compressus	地毯草	Herb	Exotic, Common							***		
Bambosa sp.	竹屬	Bambos	Common		•							
Bauhinia glauca		Woody climber	Very common				***					
Bischofia javanica		Tree	Common .				٠		,			
Blechnum orientale	烏毛蕨	Herb	Very common		**	•	+	**				
Bothriochloa ischaemun	白羊草	Herb	Common									+
Baugainvillea spectabilis	勒杜鹃	Climbing shrub	Exotic, Common									
Breynia fruticosa	以回神	Shrub	Very common		+		1	4			l	
Bridelia tomentosa	土蜜樹	Tree	Very common	*	*		*					
Brucea javanica	鸦膽子,苦參 子	Shrub or tree	Common									
Byttneria aspera	刺果膝	Woody climber	Very common		****		***	**				
Caesalpinia crista	假老虎勒	Woody climber	Very common					*				
Calamus tetradactylus	白藤	Climber	Common			•	•					
Calliandra haematocephala	紅绒球	Shrub	Exotic, Commonly cultivated									
Carex chinensis	中郭盩茚	Herb	Common			*		1				1

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Mursh ⁴	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shui Woodland	Fak Sha O Ha Yeung Fung Shui Woodland	2	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural
Catharanthus roseus	長春花	Herb	Exotic, Common							1	*	
Cayratia corniculata	角花鳥蘞莓	Climber	Very common				•	-				Ī
Centella asiatica	前大碗	Herb	Very common	•							}	
Cibotium barometz	金毛狗	Herb	Very common, Protected under Cap. 586, listed as Vulnerable (VU) in the China Red Data Book and is under State protection (category II) in China (Hu et al. 2003)			•	*					
Cinnamomum camphora	稌	Tree	Common		*		٠					
Cinnamomun parthenoxylon	黄绿	Tree	Соттол		**		***	***				
Cleistocalyx nervosum	水翁	Tree	Common		••	++	*					
Clerodendrum chinense	鱼瓣臭菜莉	Shrub	Common								•	
Colocusia esculenta	苧	Herb	Cultivated	•								**
Commelina diffusa	的的社	Herb	Common									+
Coriandrum sativum	芫荽	Herb	Exotic, Cultivated			Ì						**
Cratoxylum cochinchinense		Tree	Very common		***	٠	•	•				
Cyclosorus interruptus	間斷毛鞍	Неть	Common	**		,						*
Cyclosorus parasiticus	鞋內毛殿	Herb	Very common		**		**	+	T			
Cyperus compressus	局穗莎草	Herb	Very common	*								•
Cyperus pilosus	毛軸莎草	Herb	Соттол						1			+
Cyrtococcum patens	弓垛乘	Herb	Very common	**	**					1	1	**
Dalbergia benthamii	兩廣黃檀	Woody climber	Common		**	i.	**					

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- Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh.	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shui Woodhand	Fak Sha O Ha Yeung Fung Shui Woodland	Ruderal Area	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural Land
Dalbergia hancei	蘇英檀	Woody climber	Common				•	•				
Daphniphyllum calycinum	牛耳包	Tree	Common		***							
Desmodium heterocarpon	假地豆	Subshrub	Very common	٠								
Desmos chinensis	假腐爪	Woody climber	Согого		•		**					
Dicranopteris pedata	芒萁	Herb	Very соттол		* .		•	**				
Dimocarpus longan	施职、挂御	Tree	Exotic, Restricted		•		•	٠			٠	
Dioscorea bulbifera	黄纲	Climber	Common		*				Ī			
Diospyros eriantha	島柿	Tree	Very common		*			•				
Diospyros morrisiana	羅浮柿	Tree	Very соттол		*	·		•]	
Elocagnus loureirii	雞柏紫藤、羅氏 胡頹子	Woody climber	Common		+		•	•				
Elacocarpus decipiens	杜英	Trec	Соттол			[•					
Elephantopus scaber	地路草	Herb	Сотпол							**		
Eleutherococcus trifoliatus	白簕	Woody climber	Restricted									
Embelia ribes	白花酸藤子	Woody climber	Саттол					•				
Embelia vestita	密除數字	Woody climber	Соттоп				•					
Endospernum chinense	黄桐	Tree	Restricted		**		**					
Еріргетнип аигеип	纤链	Climber	Exotic, Commonly cultivated				•					
Eriocaulon truncatum	菲律賓穀精草	Herb	Соттол									

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh ^s	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shul Woodland	Pak Sha O Ha Yeung Fung Shui Woodland	Ruderal Area	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural Land
Ficus benjamina	垂葉格	Tree	Exotic, Commonly planted for greening									
Ficus hirta	扭辣搈	Shrub	Соттол		+			·				
Ficus hispida	對棄掐	Tree	Very common		•				*			
Ficus microcarpa	细菜格	Tree	Солтоп				•					
Ficus pumila	萨茄	Climber	Very common								*	
Ficus pyriformis	舶梨榕	Shrub	Соттол			•		Γ				
Fimbristylis sieboldii	銹鱗鬆排草	Herb	Common	٠								
Floscopa scandens	窓花草	Herb	Common	***		•				•		+*
Fuirena umbellata	美蘭草	Herb	Сотпол	**								*
Garcinia oblongifolia	黄牙県	Tree	Very common		•			•				
Geissapis eristata	壁苞豆	Herb	Regarded as Rare in Xing et al. (2000), restricted to several locations including Deep Water Bay, Tai Mong Tsai, Sai Keng and Lantau Island according to AFCD 2008	***						+ +		**
Glochidion eriocarpum	毛果算銀子	Tree	Very common .		•		*	*				
Glochidion wrightii	白背算盤子	Tree	Very common					•				
Glochidion zeylanicum	香港算盤子	Shrub	Common	70				***		**		+
Gnerum luofuense	羅浮買麻膜	Clmber	Very common, regarded as "Near Threatened" accordign to IUCN Red List		•	*			•			
Hedychium coronarium	盆花	Herb	Exotic, Common			*						<u> </u>
Houttuynia cordata	魚躍草	Herb	Regarded as Very Rare in Xing et al. (2000), restricted to several locations including Lam Tsuen and Sha Lo Tung according to AFCD 2007	**	*							

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh ³	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shui Woodland	Fung Shui Woodland	1	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural Land
Hydrocotyle slbtharpiaides	夭胡荽	Herb	Common	•								•
Hygrophila salicifolia	水簑衣	Herb	Common	•								
Hypericum japonicum	地耳草	Herb	Very соттол	•		''''						
Hypserpa nitida		Woody climber	Very common									
ilex asprella	梅菜冬青	Shrub	Very соттол		*		*	* .		*		
Impatiens chinensis	華原他	Herb	Common	**								**
Ipomoea cairica	五爪金龍	Herbaceous climber	Exotic, Very common		•						•	
Ischaemum barbatum	粗毛鸭嘴草	Herb	Very common	***								
Kyllinga brevifolia	短葉水蜈蚣	Herb	Соштол	•						*		•
Kyllinga nemoralis	單穗水蜈蚣	Herb	Very common									
Leersia hexandra	李氏禾	Herb	Common	**					· · · · ·			
Lenunaphyllum microphyllum	伏石鮾	Herb	Соттоп							-		
Lepidagathis incurva	網花草	Herb	Common		*							
Ligustrum sinense		Shrub or small tree	Common		*							
Lindernia oblonga	稜等母草	Herb	Restricted	**								*
Lindernia rotundifolia	迷你虎耳草	Herb	Restricted	٠	1				1			*
Lindsaca orbiculata	團禁戶始就	Herb	Very common .		*		•				1	
Liparis ferruginea	绣色羊耳蒜	Herb	Regarded as Scarce and Restricted, and is a locally endangered species (EN) in HK (Barretto et al. 2011)	*								

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh*	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shui Woodland	Pak Sha O Ha Yeung Fung Shui Woodland	Ruderal Area	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural
Litsea rotundifolia var. oblongifolia	豺皮桏	Tree	Very common		•		•	*				
Lonicera macrantha	大花忍冬	Climber	Соттоп		*							
Lophatherum gracile	淡竹葉	Herb	Very common		+			+				
Lophostemon confertus	紅膠水	Tree	Exotic, Commonly planted		•							
Ludisia discolor	石猛	Herb	Regarded as infrequent but widespread, and is a locally endangered species (EN) in HK (Barretto et al. 2011)		•							
Ludwigia adscendens	水雕	Herb	Common	*						1		*
Ludwigia hyssopifolia	过程	Herb	Common	٠								
Ludwigia octovalvis	毛草服	Herb	Common							*		+
Ludwigia x taiwanensis	台灣水雕	Herb	Exotic, Common	+								*
Lygodiun japonicum	海金沙	Climber	Very common		••		+		٠			
Lygodium scandens	小泵海金沙	Climber	Common	•	*		•	•	٠			
Macaranga tanarius vas. tomentosa	血樹	Tree	Соптоп		*		•					
Macililus breviflora	短序潤楠	Tree	Very common				*					
Maclijlus chekiangensis	浙江潤楠	Tree	Very common		**		*	***				
Maesa perlarius	類魚脑	Shrub	Common		**		**	**	•		*	
Mallotus paniculatus	白袱	Tree	Very common		•••		0.7			*		
Mangifera indica	杧果	Tree	Exotic, Commonly planted for fruit								•	
Melastoma malabathricum	野牡丹	Shrub	Common	**	+							*
Melastoma sanguineum	毛恙	Shrub	Common		•	ļ. —		*				

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh.	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shui Woodland	Fang Shai Woodland	Ruderal Areu	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural Land
Melicope preleifolia	三校苦	Trec	Common .					•				
Meliosma rigida	笊羅子	Tree	Common	<u> </u>	•		<u> </u>					
Mikania micrantha	設甘菊	Herbaccous climber	Exolic, Very common									*
Millettia dielsiana	山雞血藤	Woody climber	Very common									
Murdannia nudiflora	视花水竹葉	Herb	Common	**								•
Mussaenda pubescens	玉採金花	Climbing shrub	Very common		•							
Neyraudia reynaudiana	類滅	Herb	Common		+							
Ophiorrhiza pumila	短小蛇根草	Herb	Common		*							
Palhinhaea cemua		Creeping herb	Very common	•=								
Pandanus austrosinensis	露兜草	Herb	Common			**	•	٠				
Panicum brevifolium	短萊黍	Herb	Very common	**		*						
Panicum dickotomiflorum	水生黍	Herb	Common	**								
Panicum repens	舖地黍/枯骨草	Herb	Very common	**								
Paspalum conjugatum	州耳草	Herb	Exotic, Common									
Paspalum scrobiculatum vax. orbiculare	圓 果雀稗	Herb	Very common									
Pavetta hongkongensis	香港大沙菲	Shrub or small tree	Common, Protected under Cap. 96A		•			•	**			
Philydrun lanuginosum	田瀬	Herb .	Солитол	**					-			
Phoenix loureiroi	刺葵	Shrub or small tree	Common			*	*					

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Mursh ⁴	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shui Woodland	Fak Sha O Ha Yeung Fung Shui Woodland	Ruderul Areu	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural
Piper cathayanun	清蒟	Climber	Restricted		**		•		+			
Pogosteman auricularius	水珍珠菜	Herb	Сотпол	**						•		**
Polygonum barbatum	毛製	Herb	Common	**								*
Polygonum glabrum	光學	Herb	Restricted									*
Polygonum pubescens	短毛製	Herb	Common	**						**		++
Pothos chinensis		Epiphytic climber	Very common	ĺ		•						
Pronephrium simplex	單葉新月蕨	Herb	Very common		*							
Psidium guajava	番石榴	Tree	Exotic, Common							•		
Psychotria asiatica	九節	Shrub	Very common		***	•	***	**	•		•	
Psychotria scrpens		Semi-woody climber	Very common					÷				
Pteris semipinnata	半邊旗	Herb	Very common		**	**	**		*			
Quisqualis indica		Woody climber	Restricted									
Rhaphiolepis indica		Shrub or small tree	Very common			*						
Rhodomyrtus tomentosa	挑金娘	Shrub	Very common		•							
Rhus hypoleuca	白背鹽店木	Tree	Common		•							
Rhus succedanea	野漆樹	Tree	Соттол		**	1	*					
Rourea microphylla	小葉紅葉醛, 紅葉醛	Woody climber	Common									
Rubus leucanthus		Climbing strub	Common									

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:	Chinese	Growth		Marsh*	Secondary Woodland	Natural W	Pak Sha O Fung Shui Woodland	Pak Sha O Ha Fung Shui Woodland	Ruderal A	Seasonally Grassland	Developed / Village Area	Dry Agricultural Land
Scientific Name	Common Name		Status and Distribution in HK ^A			Natural Watercourse	Fung	Ha Yeung	Tex	Wet	/ Village	ultural
Rubus reflexus		Climbing shrub	Very common		•		•					
Sacciolepis indica	英類草	Herb	Very common	•								•
Sageretia thea	雀梅藤	Shrub	Common		•		*					
Salvia plebeia	荔枝草, 邹見草	Herb	Restricted	•						**		
Sapium discolor	山鳥柏	Tree	Very common				٠					
Sapium sebiferum	爲拍	Tree	Common		+		•			**		
Sarcandra glabra	草珊瑚	Subshrub	Соптоп		*		•	•				
Saurania tristyla	水泉哥	Tree	Common		• '	**	+					
Schefflera heptophylla	鸭脚木	Trec	Very common		**		***	***			l	
Scolopia saeva	廣東刺柊	Tree	Common		*		*	+				
Senna alata	翅荚決明	Shrub	Exotic, Common .								•	
Smilax china	金剛藤	Climbing shrub	Very common					*				
Smilax glabra	土茯苓,光葉菝 蔹	Climbing shrub	Very common				•					
Smilax lanceifolia var. opaca	暗色菝葜	Climbing shrub	Соммол					*				
Sphaerocaryum malaccense	桴蓋	Herb	Cammon	***								••
Sphenomeris chinensis	鳥韭	Негъ	Common		*		*	*				
Spilanthes paniculata	金鈕扣	Herb	Common	•						•		*
Stephania longa	千金醛	Climber	Common		+	ĺ						
Sterculia lanceolata	假弱婆	Tree	Very common		**		***	•	1			Π

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Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Mursh*	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shui Woodland	Fung Shul Woodland	Ruđeral Area	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural Land
Strophanthus divoricatus	羊角拗	Woody climber	Common	1								
Symplocos cochinchinensis vat. laurina	荧牛奶樹	Tree	Соттол		•			***				
Symplocos glauca	羊舌樹	Tree	Common		•			[
Symplocos lancifolia	光葉山礬	Tree	Common								ļ	
Symplocos sumuntia	山口口	Tree	Restricted		*							
Syzygium hancei	韓氏蒲桃	Tree	Соттол		•			•				
Syzygium jambos	蒲桃	Tree	Exotic, Common		•		•	•				
Syzygium levinei	山蒲桃	Tree	Commen		* _		•	*				·
Tectaria subtriphylla	叉蕨	Herb	Cammon				•					
Tetracera asiatica	妈茶餅	Woody climber	Very common		**							
Triumfetta rhomboidea	刺朔麻	Subshrub	Соттол							**	i	
Tylophora ovata	姓兒藤	Slender woody elimber	Соттол									
Urena lobata	肖梵天花	Subshrub	Common	+						**		•
Urena procumbens	梵天花	Subshrub	Common	•						• *		•
Utricularia bifida	挖耳草	Small herb	Соттол	*								•
Uvaria macrophylla	紫玉盤	Woody climber	Сотпол		*		*	*				
Viburnum odoratissimum	刑期掛	Tree	Very common		***		**	**		**		
Wikstroemia nutans	細軸発花	Shrub	Сомтоп		+		+	*	1			

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Scientific Name	Chinese Common Name	Grawth Form	Status and Distribution in HK^	Marsh*	Secondary Woodland	Natural Watercourse	Pak Sha O Fung Shul Woodland	ä. S.	Ruderal Area Pak Sha O Ha Yeung	Seasonally Wet Grassland	Developed / Village Arca	Dry Agricultural Land
Xyris paucistora	設卓	Herb	Restricted	*								
Zanthoxylun aviçennae	紡織花椒 .	Tree	Сомиол		+		1	•				
Zanshoxylum nitidum	兩面針	Climbing shrub	Very common		1							
Total			200	53	100	26	77	66	15	22	15	36

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Appendix 2. Avian Species Recorded or Predicted to Occur in the Enclave Habitats

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[^] Status follows Xing et al. (2000)
Code for Abundance: **** = Abundant, *** = Frequent, ** = Occasional, * = Scarce

Table A2-1. Avian species recorded (1) or predicted to occur (P) in the habitats.

Habitats: FSW - Fung Shui & Secondary Woodland; SHG - Shrubland / Grassland; GRA - Grassland; DAL - Dry Agricultural Land; SWG - Seasonally Wet Grassland; MAR - Marsh: PON - Pond: NWA - Natural Watercourse: MAN - Mangroye: BVG - Backshore Vegetation; RUD - Ruderal: DVA - Developed / Village Area; WGR - Waste Ground.

English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	SWG	MAR	PON	NWA	Sea	MAN	BVG	RUD	DVA	WGR
Chinese Francolin	Francolinus pintodeonus			1	ī			1						Ī		
Japanese Quail	Coturnix japonica				P				[
Malayan Night Heron	Gorsachius melanolophus		P .								, ,					
Black-crowned Night Heron	Nycticorax nycticorax	(LC)						ı	1	ı		1	1			
Striated Heron	Butorides striata	(LC)								P		P			1	
Chinese Pond Heron	Ardeola bacchus	PRC/(RC)					1	ı	1	1		i	1			1
Eastern Cattle Egret	Bubulcus coromandus							ì	1							T
Grey Heron	Ardea cinerea	PRC	<u> </u>				1				1 _	1	1			1
Great Egret	Ardea alba	PRC/(RC)	1	T							1	1	1			Т
Intermediate Egret	Egretta intermedia		1				1	1		1						T
Little Egret	Egretta garzetta	PRC/(RC)		1	1						1	1	1			
Pacific Reef Heron	Egretta sacra			1		1		1			1	1	1			
Black Baza	Aviceda leuphotes		1										1			T
Crested Honey Buzzard	Pernis ptilorhynchus	LC	i		1	T.							1		1	T
Black Kite	Milvus migrans	(RC)	l	ī	1	1	1	ī	1				1	1	1	1
White-bellied Sea Eagle	Haliaeetus leucogaster	(RC)	1								1	1	1			T
Crested Scrpent Eagle	Spilornis cheela	(LC)	1	J	\top			1	1			1			1	
Crested Goshawk	Accipiter trivirgatus		1	ı		1				1		1		1	Ι.	T
Chinese Sparrowhawk	Accipiter solvensis	1	P	P	1					1		1				T
Japanese Sparrowhawk	Accipiter gularis		1	1		Ī	T		1							
Besra	Accipiter virgatus	1	l	1		1	1	Ï					T	T		1
Eastern Buzzard	Buteo japonicus		Γ	P	P	P	P	P	P					1		
Bonelli's Eagle	Aquila fusciata	(RC)	1		1	1			T			1				
Common Kestrel	Falco tinnunculus		Ī	1	1	1	1			1	1	1	T			
Amur Falcon	Falco amurensis		1		T			T .	Ī	i i			T			1
Eurasian Hobby	Falco subbuteo	1	1	T			1		1				1	7		1

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English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	SWG	MAR	PON	NWA	Sea	MAN	BVG	RUD	DVA	WGR
Peregrine Falcon	Falco peregrinus	(LC)		1	l	1	1 :	1.	1	Τ				T		<u> </u>
White-breasted Waterhen	Amauromis phoenicurus			l			<u> </u>	1	1	1		1	Į.	Ĭ <u> </u>		<u></u>
Eurasian Woodcock	Scolopax rusticola		1	1			ı · .	1		ŀ						
Common Sandpiper	Actitis hypoleucos						L				P	P	P			
Oriental Turtle Dove	Streptopelia orientalis		1	1												
Spotted Dove	Spilopelia chinensis		1	1	T	ı	<u>L</u>		i				1	ı	1	1
Common Emerald Dove	Chalcophaps indica		1	1	Ī						1	1			<u> </u>	<u> </u>
Greater Coucal	Centropus sinensis		Ĺ	Р	P				<u> </u>							
Lesser Coucal	Centropus bengalensis			P	Р		-			-	Ĭ					
Chestnut-winged Cuckoo	Clamator coramandus		i	1						1					<u></u>	1
Asian Koel	Eudynomys scolopaceus		1	1								<u> </u>			1	
Large Hawk Cuckoo	Hierococcyx sparverioides		T]			l			1					
Hodgson's Hawk Cuckoo	Hierococcyx nisicolor	ļ .	1	1		Π]		-							1
Indian Cuckoo	Cuculus micropterus			[1	1								Τ		1	
Oriental Cuckoo	Cuculus optatus		1	1		Ī]	
Collared Scops Owl	Otus lettia		1	1	1					1						
Eurasian Eagle Owl	Βιιδο διιδο	RC			P					1			1			
Brown Fish Owl	Ketupa zeylonensis	RC	1	T		Π	T	1		1	ī	<u> </u>	<u> </u>		T	1
Grey Nightjar	Caprimulgus jotaka	LC	1									T			l .	
Savanna Nightjar	Coprimulgus affinis]1	1		T			T						Τ
Pacific Swift	Apus pacificus	(LC)	1	1	1	l	1	li I	1	1	1	J	1	1	ı	1
House Swift	Apus nipalensis		1	1	1	1	1	1	1]1	ı	1	I	1	1	ı
Oriental Dollarbird	Eurystomus orientalis		1	1	1		T •	1	Π.							
White-throated Kingfisher	Halcyon smyrnensis	(LC)				1	Τ	P	P	P	P	P	P			
Black-capped Kingfisher	Halcyon pileata	(LC)						1			1	1	1			
Common Kingfisher	Alcedo atthis									1	1	1	1			
Eurasian Hoopoc	Uрира срор ѕ			₽	P											
Black-winged Cuckooshrike	Coracina melaschistos		1													
Ashy Minivet	Perierocotus divaricatus		1	1	1	1	1	T		7	1		-			1

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English Name	Scientific Name	Conservation Status	fsw	SHG	GRA	DAL	SWG	MAR	PON	NWA	Sea	MAN	BVG	RUD	DVA	WGR
Grey-chinned Minivet	Pericrocotus solaris	LC	P			-	<u> </u>		ļ	 		+-	 		 	
Scarlet Minivet	Pericrocotus speciosus		1		i		<u> </u>		<u> </u>		i			1	 	
Tiger Shrike	Lanius tigrinus		P	i i	 		<u> </u>						<u> </u>			1
Bull-headed Shrike	Lanius bucephalus			1	1	1				<u> </u>		1	T		1	一
Brown Shrike	Lanius cristatus			1	1	ı						1				
Long-tailed Shrike	Lanius schach			Į t	1	ı			-	Ì	 				ı	✝
White-bellied Erpornis	Erpornis zantholeuca	LC	1		1		İ			i		İ				i
Black-naped Oriole	Oriolus chinensis	LC	P	Ī											1	1
Black Drongo	Dierurus macrocercus	. :		1						<u> </u>		1				
Ashy Drongo	Dicrurus leucophaeus	LC	P	1						-		1	 		<u> </u>	1
Hair-crested Drongo	Dicrurus hottentottus		1	1	1	1		<u> </u>		İ		 				†
Black-naped Monarch	Hypothymis azurea		ı	1	Ì							1 -			T	
Asian Paradise-Flycatcher	Terpsiphone paradisi	LC	1													1
Japanese Paradise- Flycatcher	. Terpsiphone atrocaudata	NT,LC	1													
Red-billed Blue Magpie	Urocissa erythroryncha			1						1		1			1	†—
Grey Treepie	Dendrocitta formosoe	LC	1	ı		İ	i			\vdash						t
Collared Crow	Corvus torquatus	NT,LC			İ	1			.		P	Р	P		<u> </u>	i
Large-billed Crow	Corvus macrorhynchos		J	ı												
Grey-headed Canary- Nyeatcher	Culicicapa ceylonensis		1													
Cincreous Tit	Parus cinereous		1	1												
Red-whiskered Bulbul	Pycnonatus jocosus		1	I	1	1	1	1	t	1		1	ı	ī	1	1
Chinese Bulbul	Pycnonotus sinensis		I	1	1	1	1	1	I	1		1	ı	1	1	1
Sooty-headed Bulbul	Pycnonotus aurigaster			1	1	1										
Chestnut Bulbul	Hemixos castanonotus		1	1	T T					Ī			T	Γ		Ī
Barn Swallow	Hirundo rustica		1	1	1	1	1	ı	i	1		1	1	1	1	i
Pygmy Wren-babbler	Pnoepyga pusilla		1						İ	T	T			l		П
Mountain Tailorbird	Phyllergates cuculatus		1			Ī			ļ		1					
Japanese Bush Warbler	Horomis diphone			1			T				Γ		1			

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		_	Γ.	Τ	Ι	[Г	I		T	T	T	T			
English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	SWG	MAR	PON	NWA	Sea	MAN	BVG	RUD	DVA	WGR
Manchurian Bush Warbler	Horomis borealis			1									1	 		
Brown-flanked Bush Warbler	Horoniis fortipes		1													
Asian Stubtail	Urosphena squameiceps		1	i					T							
Dusky Warbler	Phylloscopus fuscatus			1		ı	1		Ϊ			1				
Radde's Warbler	Phylloscopus schwarzi			1												
Chinese Leaf Warbler	Phylloscopus yunnanensis		1				T		1			1				
Pallas's Leaf Warbler	Phylloscopus proregulus		1	1		-	i			1			1		1	
Yellow-browed Warbler	Phylloscopus inomatus		1	1		1	1					1	1		1	1
Hume's Leaf Warbler	Phylloscopus lumei		1													
Arctic Warbler	Phylloscopus borealis		I	1				1								
Japanese Leaf Warbler	Phylloscopus xanthodryas		1	1					l							1
Two-barred Warbler	Phylloscopus plumbeitarsus		ı													
Pale-legged Leaf Warbler	Phylloscopus tenellipes		ı	li	1				Ī							Ī
Sakhalin Leaf Warbler	Phylloscopus borealoides		ı	1			i					1				
Eastern Crowned Warbler	Phylloscopus coronatus		1	1												
Goodson's Leaf Warbler	Phylloscopus goodsoni		1	li												
Sulphur-breasted Warbler	Phylloscopus ricketti		P		-		i —		i i			i				
White-spectacled Warbler	Scicercus affinis		P									1		<u> </u>		
Manchurian Reed Warbler	Acrocephalus tangorum	VU	1					1			·		ī			
Russet Bush Warbler	Locustella mandelli]	1					1						
Yellow-bellicd Prinia	Prinia flaviventris			1	1	1	1	1					1	ī	I	1
Plain Prinia	Prinia inomata				P									T		
Common Tailorbird	Orthotomus sutorius		1	1	1	1		·	1			[1	i	1	1
Streak-breasted Seimitar Babbler	Pomatorhīnus ruficollis		ı													
Rufous-capped Babbler	Stachyridopsis ruficeps	LC	l	T			T			1		T				\Box
Chinese Hwamei	Garrulax canonis			1			Ī					Ì				
Masked Laughingthrush	Garrulax perspicillatus		ı	1							1				1	

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English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	swg	MAR	PON	NWA	Sea	MAN	вvG	RUD	DVA	WGR
Greater Necklaced Laughingthrush	Garrulax pectoralis		1	ı												
Black-throated Laughingthrush	Garrulox chinensis		ı	ı												
Blue-winged Minla	Minia cyanouroptera		[1	1			1	1		1			Ĭ			
Chestnut-collared Yuhina	Yuhina castaniceps	rc	1	1	1				-							
Chestnut-flanked White- eye	Zosterops erythropleurus		1													
Japanese White-eye	Zosterops japonicus		I]		Π_	T								1	<u> </u>
Crested Myna	Acridotheres cristatellus			1	i	1	1		T	T		1	J	1	1	ı
Red-billed Starling	Spodiopsar sericeus	LC		1	1	i				1						
Black-collared Starling	Gracupica nigricollis		1	1					1					1	1	1
Blue Whistling Thrush	Myophonus caeruleus		1									T			T	
Orange-headed Thrush	Geokichla citrina	LC	ı					1						Ĭ		
Siberian Thrush	Geokichla sibirica		1													
White's Thrush	Zoothera aurea		1	i		1	T			T		-				T
Grey-backed Thrush	Turdus hortulorun	1.	1	1				T	1	T			i		1	Ι
Japanese Thrush	Turdus cardis		1	1						1					ī	1
Common Blackbird	Turdus merula		i	1			1					[1			
Eyebrowed Thrush	Turdus obscurus		I	1												
Pale Thrush	Turdus pallidus		1	1	T	1_		1			{					1
Brown-headed Thrush	Turdus chrysolous		1			T			Ī			Ī				
Dusky Thrush	Turdus eunomus	LC]1	1	1								Ι		
Lesser Shortwing	Brachypteryx leucophris	LC	1	I			1								j	1
Siberian Rubythroat	Luscinia calliope			(1	T					1						
Siberian Blue Robin	Luscinia cyane		I						1		1		1			1
Rufous-tailed Robin	Luscinia sibilans		1	1												
Red-flanked Bluetail	Tarsiger cyanutus		1	1					T							1.
Oriental Magpie Robin	Copsychus saularis		1	1	1	1	1						1	1	1	1
Daurian Redstart	Phoenicurus auroreus	1	T	1		1					T			1	1	

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English Name	Scientifie Name	Conscrvation Status	FSW	SHG	GRA	DAL	swg	MAR	PON	NWA	Sea	MAN	вус	RUD	DVA	WGR
Stejneger's Stonechat	Suxicola stejuegeri			I	ı	1	1	ī	ı	1				1	1	ı
Grey Bush Chat	Saxicola ferreus			1	1				Ī	1					1	
Blue Rock Thrush	Monticola solitarius			1							T	Ţ	ı	Ī		I
Grey-streaked Flycatcher	Muscicapa griscisticia		1	Т	T	T	1					1				
Dark-sided Flycatcher	Muscicapa sibirica		1	1	1		T									Ι
Asian Brown Flycatcher	Muscicopo danurica		1	1	1											
Ferruginous Flycatcher	Muscicapa ferruginea		P												1	
Yellow-rumped Flycatcher	Ficedula zanthopygia		P		Ī		1			T						
Narcissus Flycatcher	Ficedula narcissina		i	1												T
Mugimaki Flycatcher	Ficedula mugimaki	i	i						1							
Red-throated Flycatcher	Ficedula albícilla			ı												
Blue-and-white Flycatcher	Cyanoptila cyanomelana		1				1								1	
Verditer Flycatcher	Eunyias thalassinus		ı	1						T						
Hainan Blue Flycatcher	Cyornis hainanus		1	1										1	1	
Small Niltava	Niltava macgrigoriae		1	1		1.	T									
Orange-bellied Leafbird	Chloropsis hardwickii	LC	1	T	T		1						1			1
Fire-breasted Flowerpecker	Dicaeum ignipectus		1	1	T	Ť T	i —		T						1	
Scarlet-backed Flowerpecker	Dicaeum cruentatum		1	1											1	
Mrs. Gould's Sunbird	Aethopyga gouldiae		P		1			1		1		T		T	7	T
Fork-tailed Sunbird	Aethopyga christinae		1.	1			1			1						
Eurasian Tree Sparrow	Passer montanus			i	1	li .		1	1	T			1	1	1.	1
White-rumped Munia	Lonchura striata		T	1	1		T -	1	1		T			7	1;	
Scaly-breasted Munia	Lonchura punctulata			\[i	T	1	1							1	T
Forest Wagtail	Dendronanthus indicus		P			T	T			1						
Grey Wagtail	Motacilla cinerea		1		\top	Τ	1	1	1	1					1	Τ
White Wagtail	Motacilla alba		i		T	1	1	1	1	ı			T			T
Richard's Pipit	Anthus richardi			1	1	1	1		1					1		1
Olive-backed Pipit	Anthus hodgsoni		i	1		ī	T	1	T					1	1	
Chinese Grosbeak	Eophona migratoria		1	1				T								

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English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	swg	MAR	PON	NWA	Sca	MAN	BVG	RUD	DVA	WGR
Tristram's Bunting	Emberiza tristrami		1	1			1			İ						
Chestnut-cared Bunting	Emberiza fucata			P	P		Ī		T	1				Ī	<u> </u>	
Little Bunting	Emberiza pusilla				P	P		Ī		1						
Yellow-browed Bunting	Emberiza chrysophrys			P	P	Ţ	Ī		T	1		l				
Yellow-breasted Bunting	Emberiza aureola	VU,RC			ı	1		1								
Chestnut Bunting	Emberiza rutila		P	P										Γ	Π	\Box
Black-faced Bunting	Emberiza spodocephala	1		1	1	1	!	1	1				1			1

Key:
VI - Vulnerable; NT - Near-threatened. These conservation status assessments are provided by IUCN.
LC - Local Concern; [P]RC - [Potential] Regional Concern. Letters in parentheses () indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites, rather than in general occurrence. These conservation status assessments are based on Fellowes et al. (2002).

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About KFBG

Kadoorie Farm and Botanic Garden (KFBG) is situated in the rural New Territories, on the northern slopes of Tai Mo Shan, Hong Kong's highest mountain. Two steep spors enclose its deep-set valley. Within KFBG are streams, woodlands, orchards, vegetable gardens, walking trails, live animal exhibits, floral exhibits, sustainable sgirchure demonstration plots, are exhibits, a wild animal rescue centre, a native tree nursery, and, other conservation and education facilities.

In the post-war years, Hong Kong was flooded with destitute refugees. Many had traditional knowledge of crep production and livestock farming but no stock, others had land but no experience. They required support to rebuild their lives. The farm site at Pak Ngau Shek was established in 1956 as a base for livestock breeding and distribution, agricultural research, farmers training, public education and recreation. The barren slopes were terraced and planted with orchards and vegetable gardens. The development of the botanic garden began in 1963 and the plant conservation programme from 1972.

On 20th January, 1995, the Legislative Council of Hong Kong passed an Ordinance (Chapter 1156) Incorporating KFBG as a non-profit corporation designated as a conservation and education centre. It is a unique public-private partnership, for while the KFBG Corporation is a public organisation, it is privately funded by the Kodooric Foundation.

Since 1995, KFBG has been conducting a wide range of nature education, nature conservation and austainable living programmes both on-site, and, throughout Hong Kong and South China.

In this time of severe global crisis KFBO raises awareness, undertakes rigorous science-based species conservation and ecosystem restoration, and offers new ways of thinking and living to respond to the world's problems. Hence, our work brings hope and improvement by focusing on nature conservation, sustainable living and holistic education that re-connects people with nature. By working together with the public, Governments, academia, NGOs and businesses, we can protect our common future.

Our mission is to harmonise our relationship with the environment. Our vision is a world in which people live sustainably with respect for each other and nature.



1811 Hand to 2/670 07 18.1.2018 I/NENT/3

沙田政府后署以楼税割署

致:規劃署署長

有關 《大灘、屋頭、高塘及高塘下洋發展實審批地區核准 圖編號 DPA/NE-TT/2》事宜

本人李明為西貢北約大灘村原居民代表。本人在較早前已收到貴委員會的來信獲告知在本年的8月1日,貴委員會在考慮有關《大灘、屋頭、高塘及高塘下洋發展實審批地區核准圖編號 DPA/NE-TT/1》的申述及意見,並決定不接納全部277份申述及不順應申述而修訂發展實審批地區圖。行政長官會同行政會議於2014年11月4日根據《城市規劃條例》核准大灘、屋頭、高塘及高塘下洋發展實審批地區草圖。

本人在本年的1月6日去信貴委員會將本人及大灘村民對《大灘、屋頭、高塘及高塘下洋發展實審批地區核准圖編號 DPA/NE-TT/1》的不滿作出初步的申述(R2)。本人現將此信的副本〔附件1〕,再次呈交貴委員會作參考。

在貴委員會提供的 1064 次會議(2014 年 8 月 1 日舉行)獲通過的會議記錄文件中發現,律政司對本人提出可能違反《基本法》這一點作出了回應。本人不是法律專家,但對律政司短短數十字的簡單回應不敢苟同。試問將原居民本來可以作為「鄉村式發展」的土地改作其它用途以不能興建小型屋宇自住,律政司怎能說成『因為這份法定草圖不涉及徵用相關土地或轉移這些土地的業權,亦不會令有關土地變為沒有任何有意義或經濟上可行的用途』。最令人感到不公平的是律政司所強調的『條例沒有明文規定當局須就規劃行動引致權利減少的情況下作出補償』。上述律政司的回應正正就是違反基本法第四十條「新界原居民的合法傳統權益受香港

註: 提交的文件中沒有附件1

特別行政區的保護」這個法規。

本人及全體村民明白容許大量村屋發展會對生態系统和 交通造成很大的負面影響。香港社會上沒有人比本村原居民 更重視大灘村的自然景貌及生態環境有機會受到破壞的問題。有鑑於政府強行對本村進行發展審批,本村村民決定會 向專業人仕索取意見,務求在短期內向貴委員會提供一份合 情合理的大灘村土地發展意向書作參考。

本人將會在往後的日子將全力參與貴委員會就大灘村發 展審批地區草圖咨詢和制訂分區計劃大綱圖的咨詢會,積極 提出及反映本村居民的意見。請貴委員會在舉行這些聆訊咨 詢會議前能通知本人。

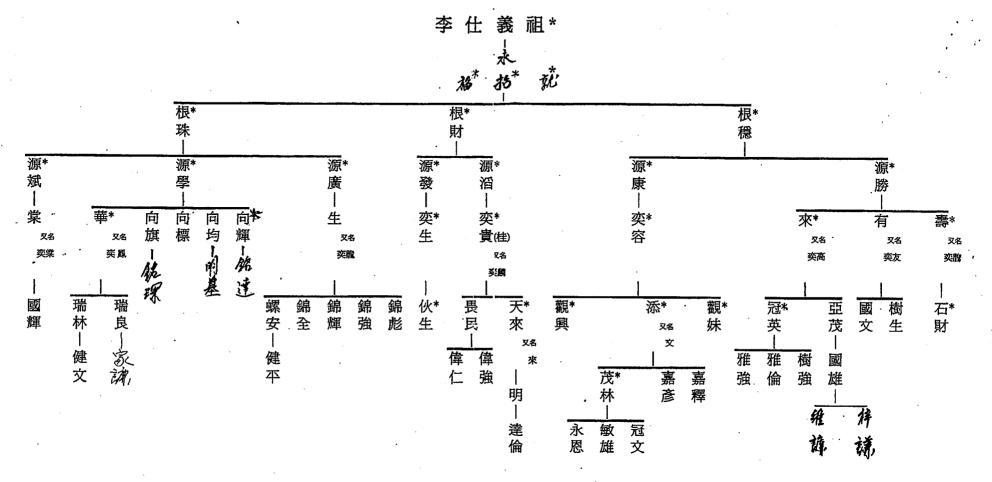
大灘村代表李明

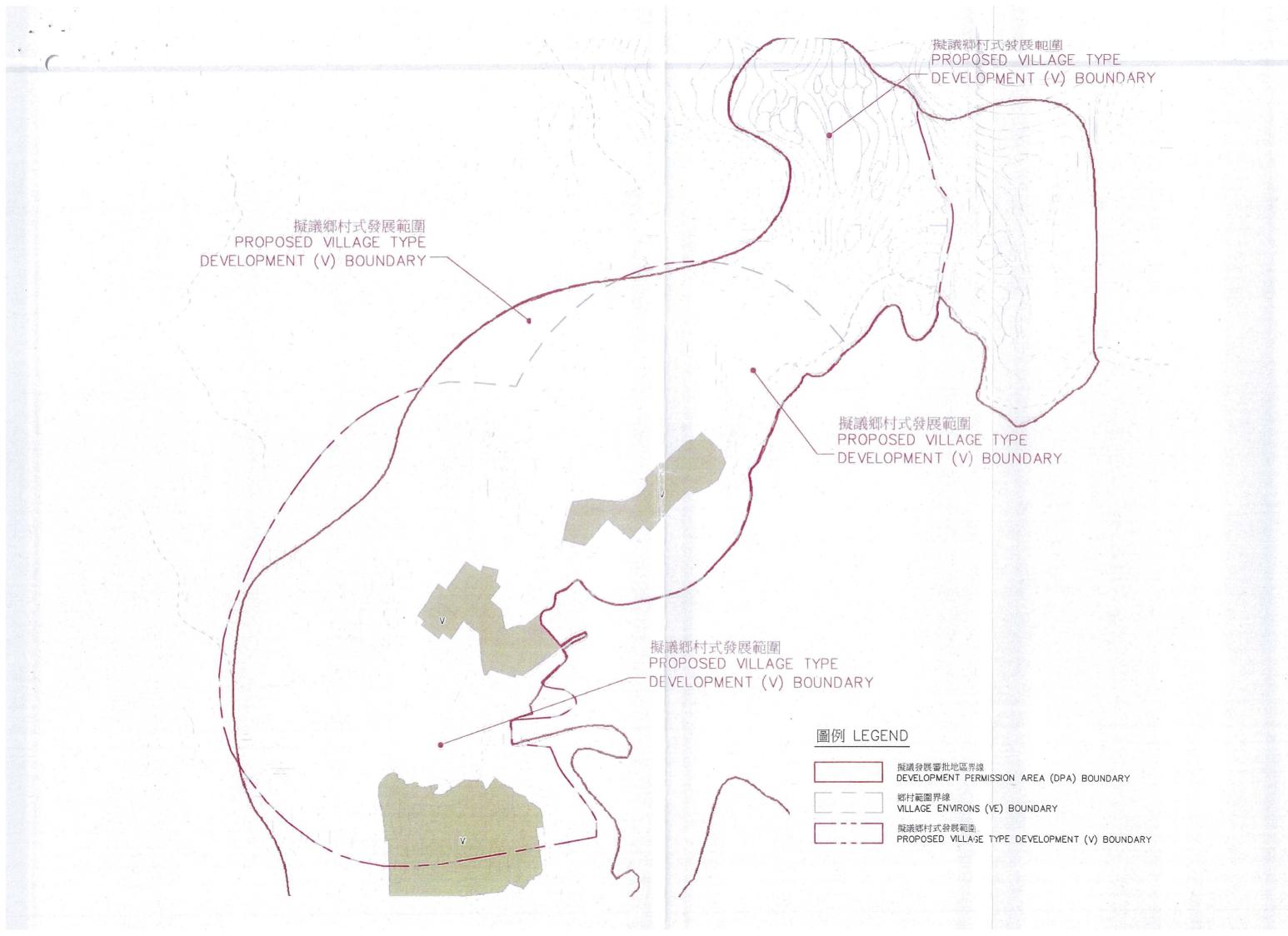
地址:

日期:2014年12月28日

註·另附手村(大湖村) 族諸徐以肯委員於茅

大灘村 李 仕義祖族譜





(Translation)

To: Director of Planning
Planning Department
14/F, Shatin Government Offices

Re: Approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung <u>Development Permission Area Plan No. DPA/NE-TT/2</u>

I am LEE Ming, Indigenous Inhabitant Representative of Tai Tan Village in Sai Kung North. I have received a letter from the Board earlier on informing me that on 1st August this year, the Board has considered the representations and comments related to the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 and decided not to uphold all the 277 representations and not to amend the draft DPA according to the representations. On 4.11.2014, the Chief Executive in Council has approved the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan under the provisions of the Town Planning Ordinance.

On 6th January this year, I have written to the Board to make preliminary representation (R2) regarding my discontent and that of the villagers of Tai Tan towards the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1. I hereby re-submit the copy of this letter (Annex 1) to the Board for reference.

In the approved minutes of the 1064th meeting held on 1.8.2014 provided by the Board, I noticed that the Department of Justice (DOJ) has responded to the point of possible contravention of the Basic Law raised by me. I am not a legal expert, but I couldn't agree with the simple response given by DOJ. While the land originally available for "Village Type Development" is rezoned for other uses, depriving indigenous inhabitants of land for construction of Small Houses for self-occupation, how can DOJ say something like this: "Because the draft statutory plan would not involve any expropriation or transfer of ownership of the land concerned, nor would it leave the land without any meaningful use or any economically viable use". The most unfair statement that DOJ has emphasized is: "under the Town Planning Ordinance, there is no provision for compensation due to curtailment of right by the planning action". The above response given by DOJ has exactly contravened Article 40 of the Basic Law, namely "The lawful traditional rights and interests of the indigenous inhabitants of the 'New Territories' shall be protected by the Hong Kong Special Administrative Region".

All villagers and I understand that permission for development of a large number of Small Houses would have significant adverse ecological and traffic impacts. No one in Hong Kong cares more about the issue of potential damage to the natural landscape and ecological environment of Tai Tan Village than our indigenous villagers. Since the Government forcibly impose development control on our village, our villagers have decided to solicit opinions from professionals. We would furnish the Board in the near future with an expression of interest for the fair and reasonable land development of Tai Tan Village for your reference.

(Note: No Annex 1 was attached to the submission)

In the future, I would fully participate in the consultation exercise conducted by the Board regarding the draft Development Permission Area Plan and formulation of the Outline Zoning Plan, with a view to actively raise and reflect the opinions of our inhabitants. Please keep me informed of these consultation forums before the scheduled dates.

LEE Ming (Signed)
Representative of Tai Tan Village

Address:

Date: 28th December 2014

Note: Enclosed is the genealogy of our Village (Tai Tan Village) for your reference



規劃署 沙田、大埔及北區規劃處 新界上禾輋路 1 號 政府合署 13 樓 致: 江詩雅小姐

日期: 01-05-2015

(REFERENCE: PD/TP1/01/21)

江小姐:

有關:大灘、屋頭、高塘及高塘下洋 發展審批地區草圖編號 DPA/NE-TT/2 事宜

本人在2015年4月21日收到 貴處之對本村規劃建議之回信。謝謝!

本村居民認為規劃對本村十分重要,土地活化作農耕用途及有適當預留鄉村地帶給原村後人發展,是本村居民之多年願望。敬希 貴處能聽取本村居民之心聲在規劃大灘、屋頭、高塘及高塘下洋發展審批地區大綱圖,採納本人在2013年12月,30日及本村民授權代理人OVE ARUP & PARTNERS HONG KONG LIMITED於2014年1月8日提供之建議。

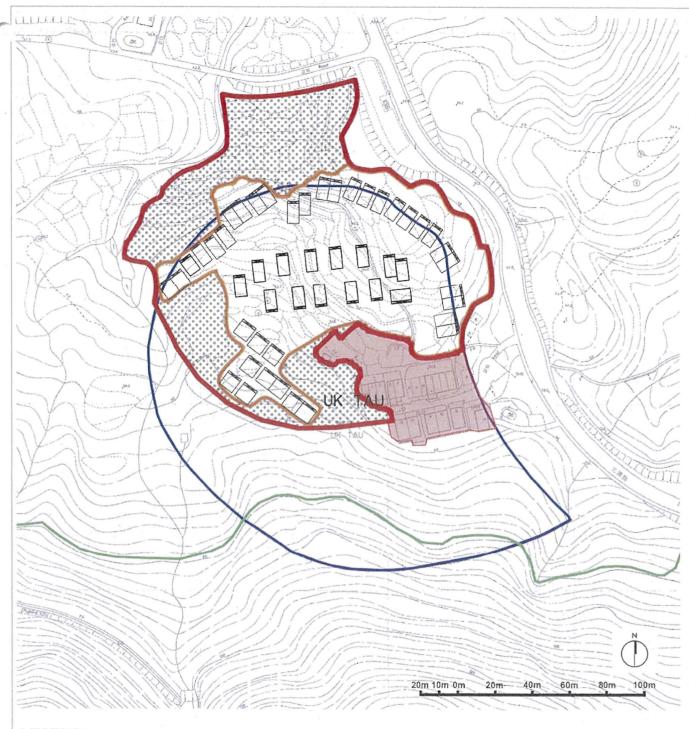
現在本人懇請規劃署 - 沙田、大埔及北區規劃處能早日安排各有關村落、鄉事委員會及區議會代表等進行會議,進一步聽取、了解及收集我們對審批地區大綱圖之建議及意見,日後定必對規劃土地用途地帶有幫助。

本人聯絡電話為:■

靜候佳音,祈望 貴處能早日安排會議。萬分感激!

順頌 商祺

鄭茂林 / 屋頭村代表



LEGEND

- Representation Site
- Area Required for the Outstanding Small House Demand in Uk Tau
- Area Required for the 10-year Forecast of Small House Demand in Uk Tau
- "Village Type Development" Zone in the Draft DPA Plan
- "VE" Boundary of Uk Tau
- Country Park Boundary

Source: Extracted from Survey Sheet No. 8-NW-15C/D, No. 8-NW-20A/B



Representation on the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1

Area Required for Small House Demand at the Representation Site

As shown

Jan 2014

規劃署 沙田、大埔及北區規劃專員 新界上禾輋路 1 號 政府合署 13 樓

致: 蘇震國先生

蘇專員:

有關:大灘、屋頭、高塘及高塘下洋 發展審批地區核准圖編號 DPA/NE-TT/2 事宜

我為西貢北約屋頭村原居民代表,很榮幸在去年 (14/10/2014) 有機會和您與我們的規劃師 - 奧雅納工程顧問的楊詠珊小姐,一齊初步商討屋頭發展審批地區核准圖,編號DPA/NE-TT/1 事宜。在那次會議上,蘇專員也公開表明會以公平、公開的態度來處理屋頭規劃圖事宜。在會議上也提及到批地法則會優先考慮已經在申請中屋宇 (新界豁免管制屋宇)的案件,更會特別優先處理,其次在考慮未來十年村民的申請案件等等。我們也同意蘇專員的見解和方向。

雖然我等在較早前已收到城規會的來信,獲告知在 2014 年 8 月 1 日,城規會在考慮有關 《大灘、屋頭、高塘及高塘下洋發展審批地區核准圖編號 DPA/NE-TT/1》的申述及意見,並決定不接納全部村民及有關人士申述及不順應申述而修訂發展審批地區圖,我等對規劃署的決定深表失望及遺憾,也在今年初再多次向有關部門申述,也沒有得到貴署的正面回應。我西貢北約屋頭村代表也在今年五月初去信貴署,要求會面商討在擬備中的 (大灘、屋頭、高塘及高塘下洋) 分區計劃大綱圖上的土地用途,很遺憾,也不滿貴署沒有明確的回覆我們的要求。

我代表屋頭村民再次向蘇專員請示我等屋頭村民的要求,跟進 2014 年 10 月 14 日跟蘇專員在沙地政署之會議,同城市規劃委員會在 2014 年 8 月之會議記錄(TPB/R/DPA/NE-TT/1 - R3,日期為 2014 年 8 月 22 日)第 59條"指定村屋區域"(附件A)。城規會也很明確的列明在規劃中的大灘、屋頭、高塘及高塘下洋發展規劃圖會以:

- i) 已申請而還沒批出的丁屋申請為最主要考慮因素;
- ii)未來十年村民有可能申請案件為次要考慮等等。

我們屋頭村的申請案件已在 2006/2007 年時獲得大埔地政署接受,有關申請人也在 2000 年獲得地政署約見及確認 (附件 B)。我們也多次去信大埔地政署交待申請事宜,事已 多年,我們共有的 51 件申請到今天為止也還沒有收到公平的對待和處理,有些村民也年事已高,我們希望蘇專員能夠盡快約見我們,共同商討我們屋頭審批屋宇 (只限新界豁免管制屋宇) 之用地方案,容許我們村民多年來的夢想,給我們村民一個可以享受天倫之家。

就有關擬備分區計劃大綱圖上的土地用途地帶,貴署於 2015 年 5 月 29 日來信 (附件 C)通知我屋頭村代表及另外三位村代表,包括大灘、高塘及高塘下洋村代表,暫定於 2015 年下旬開展有關的分區計劃大綱圖規劃工作,至今,也沒有明確交代事件進度。我再次以屋頭村代表及所有申請中及將會申請的村民,希能再次要求有機會跟貴署作詳細商討屋頭大綱圖上的土地用途,附上奧雅納工程顧問的研究可行性報告 (附件 D) ,畢竟所有規劃中的私家土地是我們村民世世代代相傳。

最後,我本人 (及屋頭村村民等),對蘇專員能親自以公平、公開地處理,我們都表示感謝,更希能收到貴處早日回音,以商討規劃事宜。

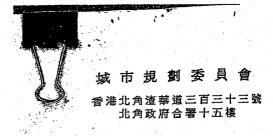
謝!

鄭茂林

屋頭村代表

日期: 2015年9月7日

附件A



Amor 2011

TOWN PLANNING BOARD

15/F., North Point Government Offices 333 Java Road, North Point, Hong Kong.

By Registered Post

真 Fax: 2877 0245 / 2522 8426

話 Tel: 2231 4810 213

來函檔號 Your Reference:

覆函額註明本會檔號

In reply please quote this ref.: TPB/R/DPA/NE-TT/1-R3

Ove Arup & Partners Hong Kong Ltd. Level 5 Festival Walk 80 Tat Chee Avenue Kowloon Tong, Kowloon (Attn.: Theresa Yeung)

(Representing Cheng Mau Lam (Indigenous Inhabitant Rep of Uk Ta

Dear Sir/Madam,

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Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 (Representation No. R3)

I refer to my letter to you dated 25 July 2014.

After giving consideration to the representations and related comments, the Town Planning Board (TPB) decided 1 August 2014 not to uphold representations R1 to R277 and not to amend the Development Permission Area Plan to meet the representations and the reasons are -

Designation of Village Type Development ("V") Zone (R1 to R248, R249 to R277)

(a) The boundaries of the current "V" zones are drawn up provisionally around existing clusters and building structures having regard to approved Small House applications and existing ground features. The boundaries will be further reviewed and defined in the preparation of the Outline Zoning Plan (OZP). In view of the need to conserve the natural environment, an incremental approach in designating the "V" zones not to meet the Small House demand at the outset is considered appropriate for the country park enclaves. Views from relevant government departments and stakeholders would also be taken into account where appropriate.

Contravention of the Basic Law (R2, R4 and R5)

(b) The Development Permission Area (DPA) Plan would not involve any expropriation or transfer of ownership of the land concerned and would not leave the land without any meaningful use or any economically viable use. Also, as long as any asserted rights and interests of the indigenous inhabitants have already been qualified by the Ordinance by the time the Basic Law came into force, subjecting them to the planning controls that may be imposed pursuant to the Ordinance by way of the draft statutory plan would not be inconsistent with the Basic Law. Under the Ordinance, there is no provision for compensation due to curtailment of right by planning action.

Land Use Zonings for the Area (R1, R3, R4, R249 to R275 and R277)

(c) In the preparation of the OZP, land use zonings for the Area will be drawn up taking into

account detailed analysis of the land use pattern, infrastructural provisions, conservation and local need in consultation with the relevant government departments.

Rezoning Proposal to Facilitate Recreational Development (R1)

(d) The recreational development proposals cover an extensive area designated as "Unspecified Use" on the DPA Plan. The "Unspecified Use" area is an interim designation. It would be reviewed and detailed zonings for the area would be drawn up during the preparation of OZP. Views from relevant government departments and stakeholders would also be taken into account where appropriate.

A copy of the relevant extract of minutes of the TPB meeting held on 1 August 2014 is enclosed herewith for your reference.

In accordance with section 8 of the Town Planning Ordinance, the above Plan together with a-schedule of the representation(s) and comment(s), if any, will be submitted to the Chief Executive in Council for a decision.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. David Ng of the Sha Tin, Tai Po and North District Planning Office at 2231 4962.

Yours faithfully,

(Michael CHIU) for Secretary, Town Planning Board the two groups, taking into account all the written submissions, the oral presentations and materials presented at the meeting.

The Chairman advised that the DPA Plan would be replaced by an OZP in three years. Various studies and assessments would be conducted during that period so as to gather the necessary information including the 'fung shui' woodland and ecology in drawing up a draft OZP for Members' consideration. Other than areas zoned as "V", the rest of the areas on the DPA Plan was designated as "Unspecified Use" area to provide interim planning areas on the DPA Plan was designated as "Unspecified Use" area to provide interim planning control and flexibility of land use through the planning application system. The Chairman control and flexibility of land use through the grounds of representations as follows:

Designation of "V" zone



(a) there were divergent views between the villagers and environmentalists on the boundaries of the "V" zones. The villagers considered the "V" zones too small while the environmentalists requested a more restrictive zoning. As the DPA Plan was a stopgap measure to provide planning guidance in the interim, the boundaries of the "V" zone would be reviewed when the draft OZP was prepared with relevant factors, such as the outstanding Small House applications, 10-year forecast demand, etc being taken into account;

Contravention of the Basic Law

(b) legal advice had been sought and the advice was that the draft statutory plan would not deprive private right since it would not involve any expropriation or transfer of ownership of the land concerned, nor would the draft statutory plan leave the land without any meaningful use or any economically viable use. The draft statutory plan would not be inconsistent with the Basic Law;

Environmental Impacts

(c) the environmentalists had expressed their concerns. The sewage disposal of the small house developments would be considered by concerned departments when processing the applications in the interim. More



附件B

From Dr is Hawton

Re D D 289

		Devi	elopment at Uk	Tau, in D.D. 289, Sai Kur	g North, Tai Po District		
Hse No.	Solicitor Ref	Name of Applicant	HKID No.	DLO's Reference	Lot Nos	Date of Application	Date of Interview
<i>V</i> ,	DC-ACPH-1527-do	FONG YAU HEI		DLO/TP353/TLT/87	896A, 897A.	28/12/2005	04/6/2010
$\sqrt[7]{2}$	DC-ACPH-1457-dc	Ho Kiu Wah 八十 (何儒單)		DLO/TP473/TLT/87	896RP, 897RP.	15/10/2010	05/10/2010
V3	DC-ACPH-2389-dc	Cheng Siu Kee (知水量)		DLO/TP142/TLT/90	895A.	02/7/2010	
V ₄	DC-ACPH-2390-dc	Cheng Siu Yip (郊水業)		DLO/TP143/TLT/90	895B, 898A.	02/7/2010	
√ 5	DC-ACPH-2391-dc	Cheng Siu Lok		DLO/1P141/TL/1/90	895RP, 894A, 898B.	02 <i>/7/</i> 2010	
V	DC-ACPH-348-dc/p	Cheng Benjamin Hon		DLO/TP292/Tl.T/89	890A, 891A,892A, 893A, 894B.	04/3/2009	
7	DC-ACP11-1530-dc	FONG YUK HING		DJ_O/TP358/TL'1/87	888A, 887A, 889A, 890B, 891B,892B,893B.	28/12/2005	04/6/2010
✓ ₈	DC-ACPH-1512-dc	FONG CHI FUK		DLO/TP350/TLT/87	888B, 887B, 889B, 890C, 891C, 892C,893C.	28/12/2005	04/6/2010
1	DC-ACPH-1523-dc	FONG SO TAI		DLO/TP365/TLT/87	888C, 887C,889C, 890D, 891D, 892D, 893C.	28/12/2005	08/7/2008
10	DC-ACPH-1528-dc	FONG YUK HEI		DLO/TP352/TLT/87	888RP, 887RP, 889RP, 890RP, 891E, 892RP, 893E, 886A.	28/12/2005	08/6/2010
1	DC-ACPH-1517-dc	FONG KAN SAU	, · · · · · · · · · · · · · · · · · · ·	DLO/1'P355/TLT/87	886B, 891RP, 893F.	28/12/2005	15/6/2010
V ₁₂	DC-ACPH-1518-dc	FONG KWAI MAN ALAN (方貴民)		DLO/TP364/TLT/87	886C.	28/12/2005	04/6/2010
13	DC-ACPH-1525-dc	FONG TIN SANG (方天生)~		DLO/TP351/TLT/87	853A, 886D, 929A, 928A, 927A.	28/12/2005	11/6/2010
V ₁₄	DC-ACPH-1529-dc	FONG YUK HEI (方玉器)		DLO/TP356/TLT/87	853B, 885A, 886E, 930A, 929RP, 928B, 927B	28/12/2005	11/6/2010
15	DC-ACPH-1515-dc	FONG CHI MAN		DLO/TP354/TLT/87	853RP, 854A, 885B, 886F, 881A, 930B, 883A, 928C	24/8/2009	11/6/2010
J 16	DC-ACPH-1511-dc	FONG CHEE KONG (万場光)		DLO/TP362/TLT/87	854B, 884A, 885RP, 883B, 881B, 882A, 930C	28/12/2005	8/6/2010
V	DC-ACPH-1519-dc	FONG KWAI MING		DLO/TP367/TLT/87	854C, 884B, 883RP, 860A, 882B	28/12/2005	8/6/2010

18	DC-ACPH-1522-dc	FONG PO LAW		DLO/TP349/TL*I/87	854D, 884RP, 859A, 860B, 855A, 856A	28/12/2005	11/6/2010
19	DC-ACPH-1514-dc	FONG CHI KONG		DLO/TP361/TLT/87	856B, 855B, 857A, 854E, 859B	28/12/2005	4/6/2010
20		To Kam Tong (杜錦唐) ダ らぬ华		DLO/TI°476/TL'T/87	856RP, 855C, 857B, 854F, 858C	07/10/2010	<i>5/10/</i> 2010
21	DC-ACPH-1492-dc	LAI NGAU NAI (梁牛奶): 人	:	DLO/TP149/TLT/83	855RP, 857C, 854G, 858D, 861C	28/11/2006	11/6/2010
22	DC-ACPH-1500-de	LAI CHAU WA CHRIS (黎秋華)✓		DLO/TP61/TLT/83	861D, 857D, 862A, 864A, 864B	28/11/2006	4/6/2010
23	DC-ACPH-1497-de	LAI TIN WA (黎天帝)✓	18	DLO/TP144/TLT/83	864RP, 862B, 861E, 958B, 862C	28/11/2006	1/6/2010
24	DC-ACPH-1484-dc	LAI CHIN WAH (黎展菲)		DLO/TP88/TLT/88	898C, 899B, 900A, 903A, 905A, 904A, 894D	28/11/2006	15/6/2010
√ ₂₅	DC-ACPH-1494-do	LAI SHUI YAU (築水省)~		DLO/TP89/TLT/88	925B, 924A, 894E, 898D, 899C, 901A, 900B	28/11/2006	15/6/2010
√ 26	DC-ACPH-1485-dc	LAI CHIN WING (黎展築)		DLO/TP90/TUT/88	893G, 893H, 925C, 924B, 925D, 924RP, 898E, 899RP, 922A, 901B, 923A	28/11/2006	23/7/2010
27	DC-ACPH-1491-dc	LAI LUK (黎六)~		DLO/TP143/TL/T/83	930H, 925E, 926A, 927E, 886G, 8931	28/11/2006	20/7/2010
28	DC-ACPH-1488-dc	LAI KAU TAI (黎儿娣)✓		DLO/TP147/TL/T/83	927D, 928D, 930E, 927F, 930I, 927G, 930F	28/11/2006	20/7/2010
29	DC-ACPH-1489-dc	LAI KIN HEI (黎見喜)-		DLO/TP57/TLT/83	882C, 860C, 881C, 930G, 880A	28/11/2006	20/7/2010
30	DC-ACPH-1482-dc	LAI AH YAU (黎亞有)		DLO/TP142/TLT/83	859C, 860D, 861A, 880B, 881E, 879E, 879B, 858A, 930N	28/11/2006	15/6/2010
31	DC-ACPH-1499-dc	LAI YUNG TAI (黎裕娣)		DLO/TI ² 62/TLT/83	859D, 854H, 858B, 86HB, 958A, 879D, 880RP	28/11/2006	15/6/2010
32	DC-ACPH-1481-dc	LAI AH TAI (黎亞帶)✓		DLO/TP145/TLT/83	901C, 902A, 900RP, 903RP, 904B, 920A	28/11/2006	15/6/2010

1		LAI FAT YUNG			901RP, 924C, 925F, 922B,		
33	DC-ACPH-1486-dc	(黎佛容)√		DLO/TP146/TLT/83	923B, 922C, 902RP, 921A, 904C, 921B	28/11/2006	23/7/2010
31	DC-ACPH-1498-do	LAI YIU MING (黎耀明)		DLO/TP92/TLT/85	933A, 922D, 9324A, 923RP, 932A, 931A, 930Q, 926B, 925RP, 930J	28/11/2006	3/8/2010
√ 35	DC-ACPH-1496-do	LAI TAK YAU (黎徳有)ン		DLO/TP63/TLT/83	927H, 926C, 930K, 930R, 931B, 927RP, 930L, 926RP, 931C, 930S	28/11/2006	20/7/2010
36	DC-ACPH-1490-dc	LAI KOON YAU (黎官有)✓		DLO/TP138/TLT/83	881D, 979A, 930M	28/11/2006	23/7/2010
√ 37	DC-ACPH-1487-dc	LAI HO TIN (黎爾田)✓		DLO/1'P64/1'L'1'/83	879C, 878A, 876A, 930P	28/11/2006	23/7/2010
38	DC-ACPH-1493-dc	LAI SHEK YEUNG (黎石袞)		DLO/TP93/TLT/85	878B, 877, 876D, 867A, 866A, 865RP	28/11/2006	8/6/2010
39	DC-ACPH-1495-dc	LAI SIU MING (黎小明)✓		DLO/TP141/TL17/83	876C, 873C, 868RP, 867B, 866B	28/11/2006	8/10/2010
√ 40	DC-ACPH-1483-dc	LAI CHI KIT (黎志傑)√		DLO/TP65/TLT/83	876B, 874A, 875A, 873B, 868B. 867RP, 866RP	28/11/2006	8/10/2010
√ 41	DC-ACPH-1526-dc	FONG TSAT YAU (方七有) 🗸		DLO/TP366/TLT/87	875B, 874B, 873A, 868A, 871B, 870B	28/12/2005	1/6/2010
$\sqrt{\frac{1}{2}}$	DC-ACPH-1520-dc	FONG HO YIN BOB (为浩賢)	4 7 2 3	DLO/TP357/TLT/87	920Bs1	28/12/2005	

附件C

規劃署

25年,大平文工區以內局 無場沙田上禾羅路1號 沙田政府台署13隻。



Planning Department

Sha Tin, Tai Po & North District Planning Office 13 (F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin , N.T.

來函檔對

Your Reference

本署福告。

Our Reference (

) in PD/TP 1/01/21

電話景碼

Tel. No.:

2158 6043

傅直接對碼。

Fax No. :

2691 2806 / 2696 2377

郵遞



屋頭村村長鄭茂林先生

鄭先生:

有關〈大灘、屋頭、高塘及高塘下洋 發展審批地區核准圖編號 DPA/NE-TT/2〉事宜

本處於二零一五年五月八日收到你的來信(標註發信日期為二零一五年五 月一日)。

就有關擬備分區計劃大綱圖上的土地用途地帶,本處現暫定於二零一五年下旬或二零一六年年初開展有關的規劃工作。屆時本處會徵詢相關政府部門的意見及聯絡有關持份者(包括區議會及鄉事委員會),就該區的未來土地用途規劃聽取/交流意見。本處稍後會安排會議事宜,與你聯絡。

謝謝你對該區規劃事宜的關注。

規劃署沙田、大埔及北區規劃專員

(江詩雅



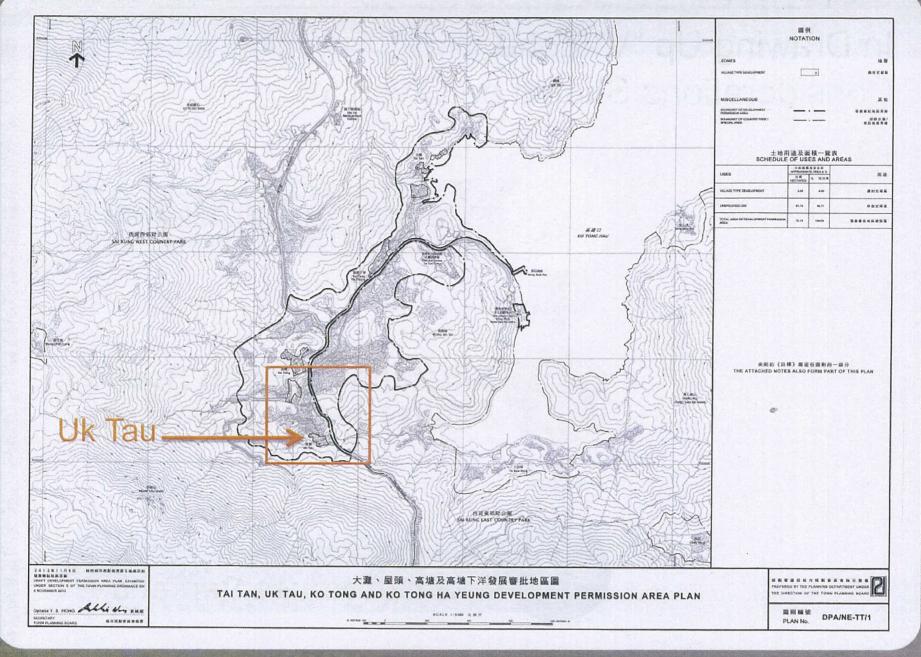
代行)

二零一五年五月二十九日

註:本處並無如來信所述於二零一五年四月向你發出信件,敬請留意。

附件D

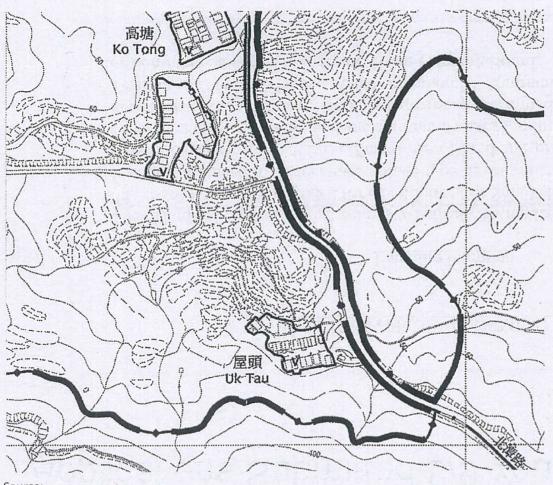




In Drawing Up "V" Zone, Considerations Should be Given to:

- Existing Village Clusters
- 2 Outstanding Small House Applications
 - 3 10-year Forecast of Small House Demand

The "V" Zone Has Omitted the Small House Applications Submitted 8/9 Years Ago



The "V" zone boundary is

"drawn up provisionally around existing village clusters and building structures and having regard to approved Small House applications and existing ground features."

TPB Paper No. 9494 [1.11.2013]

LEGEND

- Boundary of Development Permission Area on the Draft DPA Plan
- • Boundary of Country Park / Special Area
- Village Type Development Zone

Source:

Extracted from the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 gazetted on 8.11.2013

The "V" Zone Has Omitted the Small House Applications Submitted 8/9 Years Ago

VILLAGE TYPE DEVELOPMENT (cont'd)

Planning Intention

The planning intention of this zone is to reflect existing recognized village. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Source:

Extracted from the Notes of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 gazetted on 8.11.2013

The "V" Zone Has Omitted the Small House Applications Submitted 8/9 Years Ago

7.4.1 "Village Type Development" ("V"): Total Area 3.04 ha

- (a) The planning intention of this zone is to reflect the existing recognized villages. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- (b) The recognized villages within the Area are Tai Tan, Uk Tau, Ko Tong, and Ko Tong Ha Yeung. The boundaries of "V" zones are drawn up provisionally around existing clusters and building structures and having regard to approved Small House applications and existing ground features. The boundaries will be further reviewed and defined during the preparation of OZP to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.

Source:

Extracted from the Explanatory Statement of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 gazetted on 8.11.2013

WHAT ABOUT?

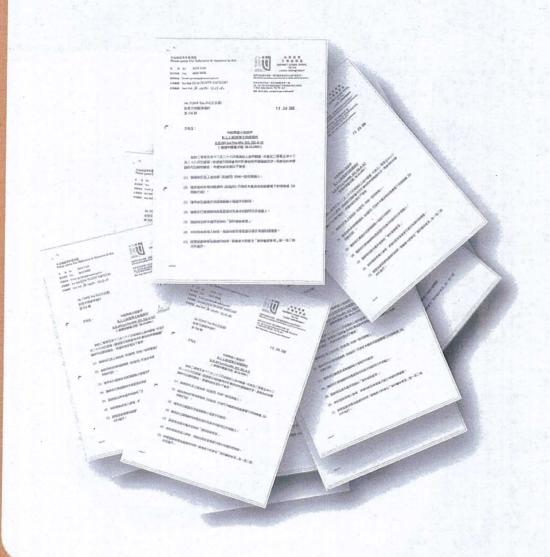
Existing Village Cluster



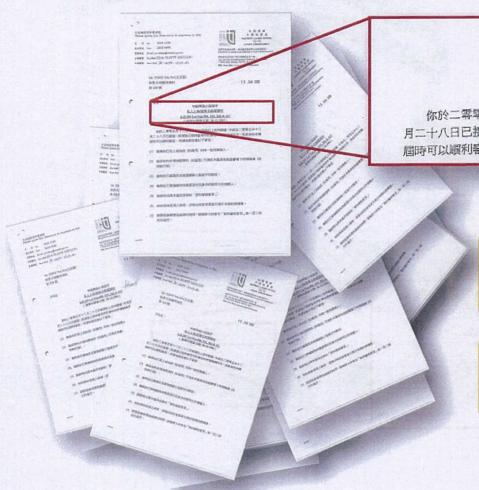
- 2 Outstanding Small House Applications
- 3 10-year Forecast of Small House Demand



51 Small House Applications Submitted in 2005/06



51 Small House Applications Submitted in 2005/06



申請與建小型屋字 私人土地/西寶北約屋頭村 D.D.289 Lot Nos.886, 893, 926 & 927

D.D.289 Lot Nos.886, 893, 926 & 92 (接獲申請書日期: 28.12.2005)

你於二零零五年十二月二十三日填寫的上述申請書,本處在二零零五年十二 月二十八日已接獲,該接獲日期將會用作計算你的申請輸候次序,為使你的申請 屆時可以順利審批,希望你能注意以下事項:

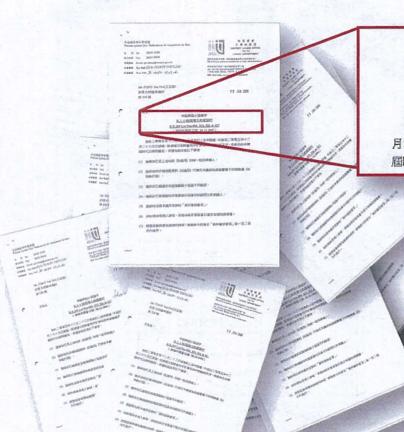
= ACTUAL

Small House demand

= HOUSING NEED

of the villagers

51 Small House Applications Submitted in 2005/06



申請興建小型屋宇 私人土地/西賣北約屋頭村 D.D.289 Lot Nos.886, 893, 926 & 927 (接獲申請書日期: 28.12.2005)

你於二等零五年十二月二十三日填寫的上述申請書,本處在二等零五年十二 月二十八日已接獲·該接獲日期將會用作計算你的申請輸候次序·爲使你的申請 屆時可以順利審批,希望你能注意以下事項:

2005/06 Submission of Small House applications, total 51 nos.

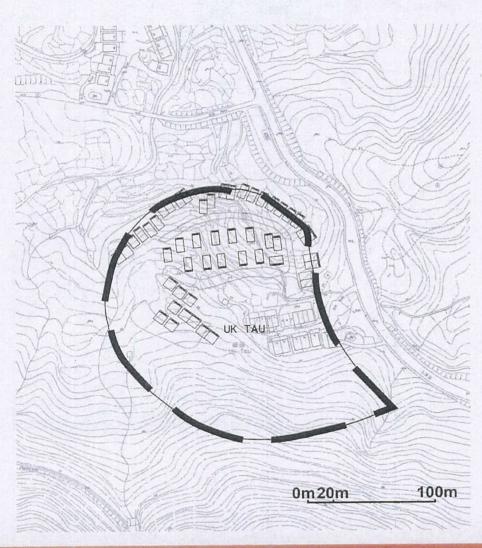
2010 Interviews with Indigenous Villagers by DLO (見丁)

2013 Gazettal of DPA Plan No. DPA/NE-TT/1

2014

DLO has suspended processing of these 51 nos. of outstanding Small House applications

The 51 Small Houses are Located Largely Within the 'VE'



LEGEND

[] 'VE' boundary

= **3.1** ha (approx.)

Existing village clusters

The 51 Small Houses = Actual housing need

Source:

'VE' Boundary extracted from Recognized Village Environs Boundary Plan in Tai Po District Plan No. TPM4801. Base plan extracted from Survey Sheet No. 8-NW-15C/D No. 8-NW-20A/B.

However, the "V" Zone Has Omitted the 51 Small Houses



LEGEND

[] 'VE' boundary = **3.1 ha** (approx.)

"V" Zone = **0.3 ha** (approx.) (Gazetted on 8.11.2013, long after the 51 Small House applications)

The 51 Small Houses = Actual housing need

Private land

Source:

Only 9.7% of the 'VE' is Zoned as "V"



LEGEND

[] 'VE' boundary = **3.1** ha (approx.)

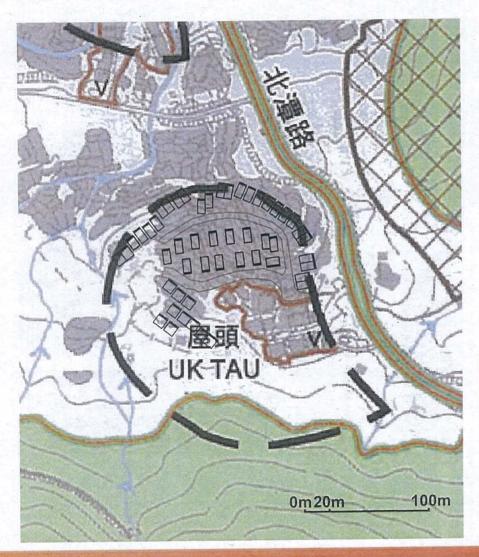
"V" Zone = **0.3** ha (approx.)

The 51 Small Houses = Actual housing need

Private land

Source:

Only 9.7% of the 'VE' is Zoned as "V"



LEGEND

[] 'VE' boundary

= **3.1** ha (approx.)

v "V" Zone

= **0.3** ha (approx.)

The 51 Small Houses

= Actual housing need

Private land

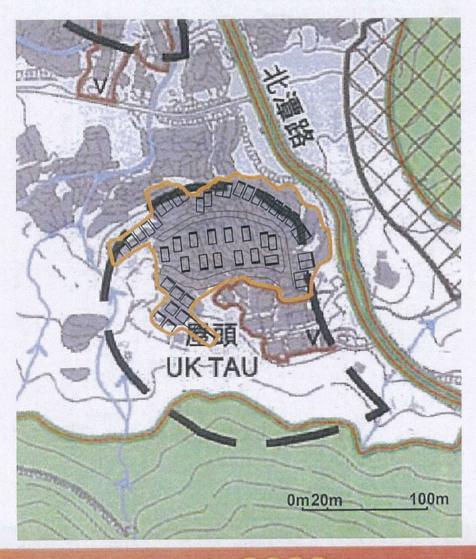
3.1 ha 'VE'

0.3 ha Existing village clusters

= 2.8 ha

Source:

The "V" Zone Should Also Cater for the 51 Small Houses



LEGEND

[] 'VE' boundary = **3.1 ha** (approx.)

"V" Zone = **0.3 ha** (approx.)

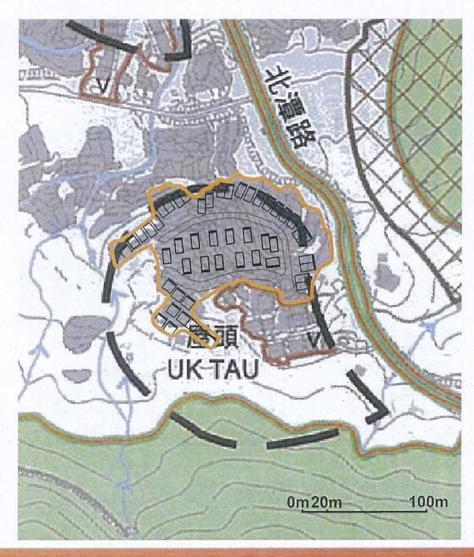
The 51 Small Houses = Actual housing need

Private land

Area for the 51 Small Houses = **1.4 ha** (approx.)

Source:

The 'VE' is Able to Cater for the 51 Small Houses



LEGEND

[] 'VE' boundary

= **3.1** ha (approx.)

"V" Zone

= **0.3** ha (approx.)

The 51 Small Houses = Actual housing need

Private land

Area for the 51 Small Houses

= 1.4 ha (approx.)

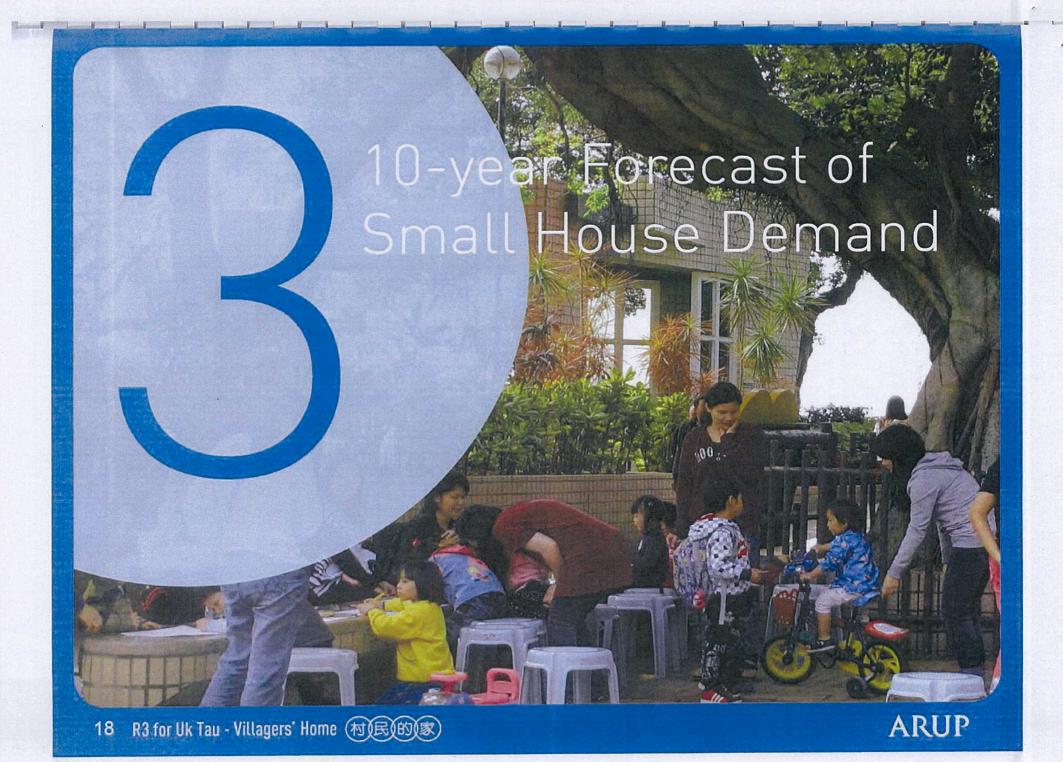
3.1 ha 'VE'

0.3 ha Existing village clusters

1.4 ha The 51 Small Houses

= 1.4 ha

Source:



10-year Forecast of Small House Demand

	10-Year Small House Demand Forecast
No. of Small Houses	31
Area of Land Required	About 0.8 ha *

^{*} Based on the assumption that 0.025 ha of land would be required for one Small House (Source: TPB Paper no. 9441 "Draft To Kwa Peng and Pak Tam Au Outline Zoning Plan No. S/NE-TKP/B Preliminary Consideration of a New Plan")



10-year Forecast of Small House Demand

	10-Year Small House Demand Forecast
No. of Small Houses	31
Area of Land Required	About 0.8 ha *

3.1 ha 'VE' 0.3 ha Existing village clusters 1.4 ha The 51 Small Houses = 1.4 ha

^{*} Based on the assumption that 0.025 ha of land would be required for one Small House (Source: TPB Paper no. 9441 "Draft To Kwa Peng and Pak Tam Au Outline Zoning Plan No. S/NE-TKP/B Preliminary Consideration of a New Plan")

10-year Forecast of Small House Demand

	10-Year Small House Demand Forecast
No. of Small Houses	31
Area of Land Required	About 0.8 ha *

3.1 ha 'VE'

0.3 ha Existing village clusters

1.4 ha The 51 Small Houses

1.4 ha > 0.8 ha

^{*} Based on the assumption that 0.025 ha of land would be required for one Small House (Source: TPB Paper no. 9441 "Draft To Kwa Peng and Pak Tam Au Outline Zoning Plan No. S/NE-TKP/B Preliminary Consideration of a New Plan")

The 5 Principles:

P1

• Within 'VE'

P2

Not encroaching onto Country Park

P3

Avoid slope

The 5 Principles:

P1

Within 'VE'

P2

Not encroaching onto Country Park

P3

Avoid slope



H(GEO), CEDD's concern resolved

12

The Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) advises that all the proposed "V" zones are located below steep natural terrain and may be affected by potential natural terrain landslide hazards. Director of Environmental Protection (DEF) advises that as there is no existing or planned public sewer in the Area, the size of "V" zone should be kept to minimal in order to protect the water quality of the Area. The boundaries of the "V" zones will be further reviewed and defined during the preparation of OZP.

TPB Paper No. 9698 (1.8.2014)

The 5 Principles:

P1

• Within 'VE'

P2

Not encroaching onto Country Park

P3

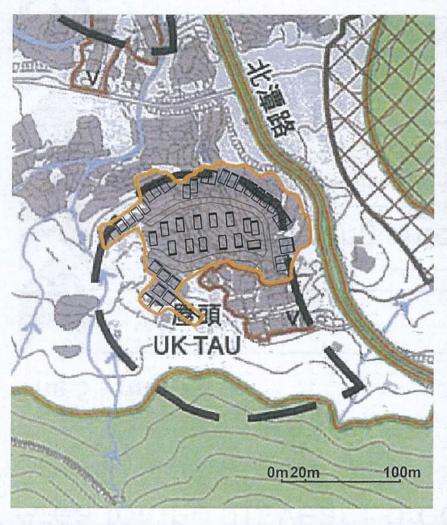
 Avoid slope H(GEO), CEDD's concern resolved

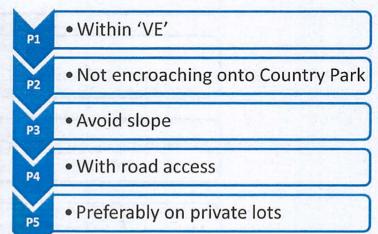
P4

With road access

P5

Preferably on private lots



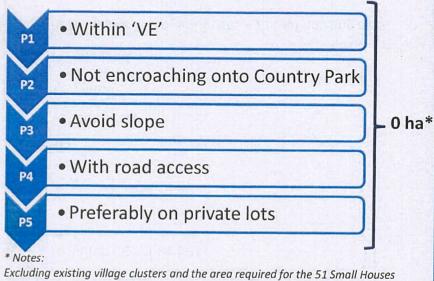


LEGEND

- [] 'VE' boundary
- "V" Zone
- Private land
- Area for the 51 Small Houses = Actual housing need

Source:





LEGEND

[] 'VE' boundary

"V" Zone

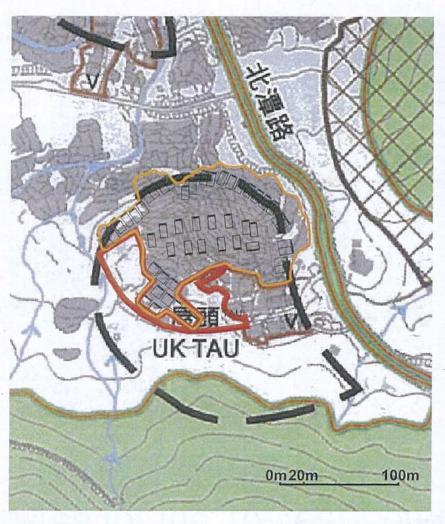
Private land

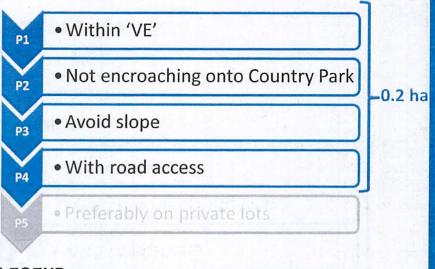
Area for the 51 Small Houses = Actual housing need

Source:

3

Area for the 10-year Forecast of Small House Demand



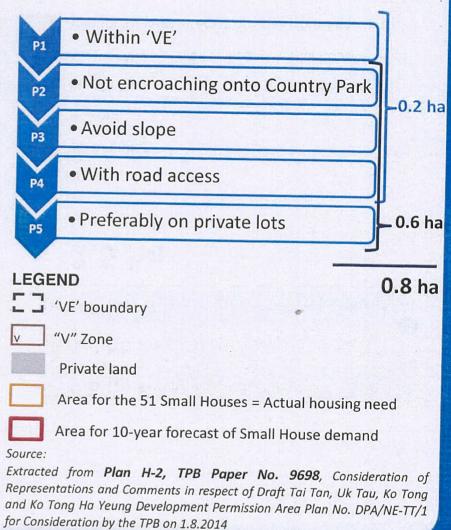


LEGEND

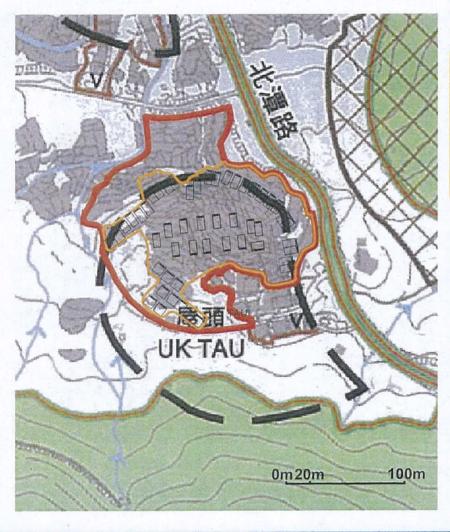
- [] 'VE' boundary
- v "V" Zone
 - Private land
- Area for the 51 Small Houses = Actual housing need
- Area for 10-year forecast of Small House demand

Source:





A "V" Zone that Can Cater for the Actual Housing Need



0.3 ha Existing village clusters
+ 1.4 ha The 51 Small Houses
+ 0.8 ha 10-year forecast of Small House demand

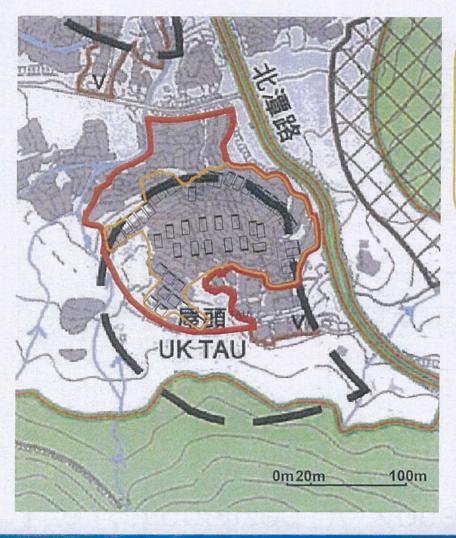
- LEGEND
- **[**] 'VE' boundary

= 2.5 ha

- v "V" Zone
- Private land
- Area for the 51 Small Houses = Actual housing need
- Area for 10-year forecast of Small House demand

Source:

A "V" Zone that Can Cater for the Actual Housing Need



0.3 ha Existing village clusters

+ 1.4 ha The 51 Small Houses

+ 0.8 ha 10-year forecast of Small House demand

= 2.5 ha < 3.1ha 'VE'

LEGEND

[] 'VE' boundary

v "V" Zone

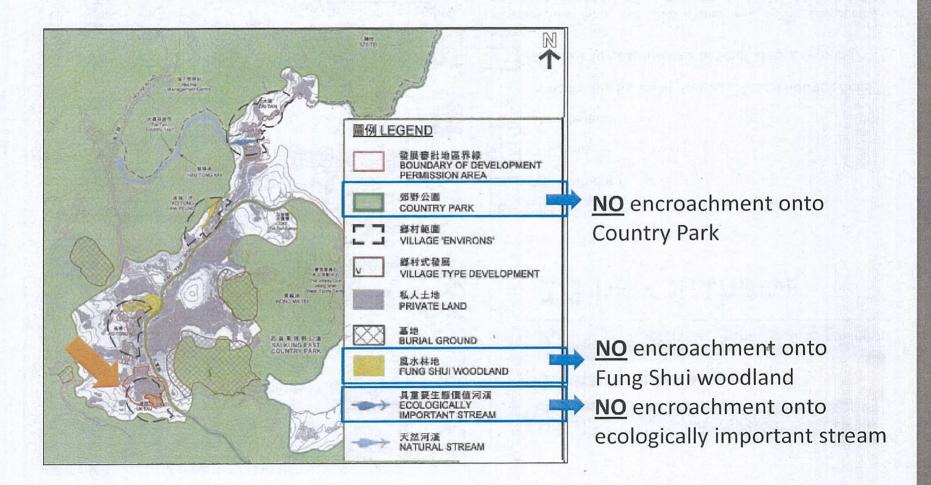
Private land

Area for the 51 Small Houses = Actual housing need

Area for 10-year forecast of Small House demand

Source:

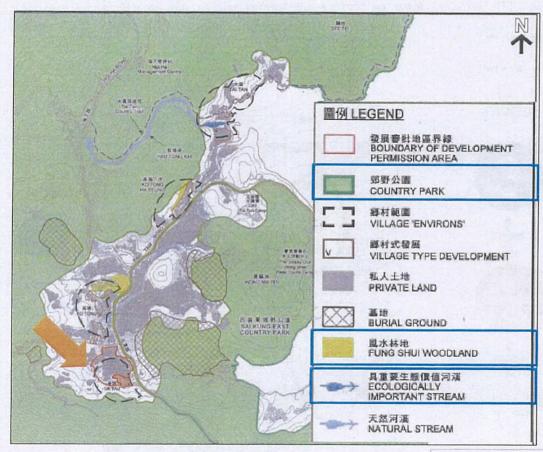
The Rationalized "V" Zone



Source:



The Rationalized "V" Zone



NO encroachment onto Country Park

NO encroachment onto ecologically important stream

NO encroachment onto Fung Shui woodland



DAFC's concern resolved

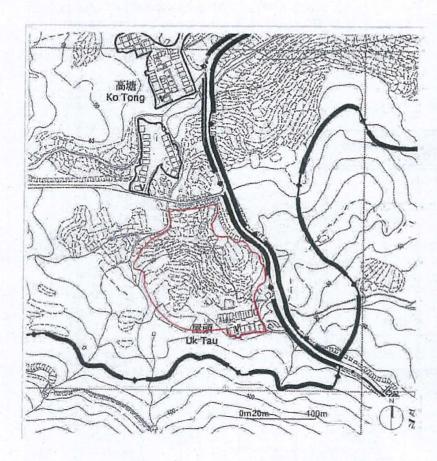
Source:

Extracted from **Plan H-2, TPB Paper No. 9698**, Consideration of Representations and Comments in respect of Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 for Consideration by the TPB on 1.8.2014

Proposals for Expanding the "V" Zones and to Facilitate Recreational Development (R1, R3 and R4)

(h) DAFC advises that the proposed expansion of the "V" zones to cover woodland or shrubland in R1 and R3 is not appropriate from nature conservation point of view.

Proposed Amendments to the "V" Zone Boundary



Source.

Extracted from the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 gazetted on 8 .11.2013

"V" Zone to cater for

Existing Village Clusters

+

Outstanding Small House Applications
i.e. the 51 Small Houses

-

3 10-year Forecast of Small House Demand

LEGEND

Proposed Amendment of the "V" Zone on the Draft DPA Plan

 Boundary of Development Permission Area on the Draft DPA Plan

Boundary of Country Park / Special Area

√ Village Type Development Zone

Proposed Amendments to the Notes

VILLAGE TYPE DEVELOPMENT

Planning Intention

The planning intention of this zone is to reflect existing recognized village and to designate areas of land considered suitable for provision of village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial and community uses may be permitted on application to the Town Planning Board.



Proposed Amendments to the Explanatory Statement

7.4.1 "Village Type Development ("V")

(b) The recognized villages within the Area are Tai Tan, Uk Tau, Ko Tong, Ko Tong Ha Yeung. The boundaries of "V" zones are drawn up provisionally around existing clusters and building structures and having regard to approved Small House applications, existing ground features, Village Environs, outstanding Small House applications, as well as the 10-year forecast of Small House demand.

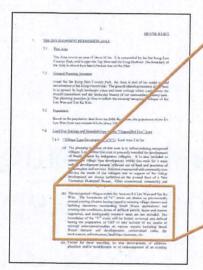


There are Precedents for "V" Zone on DPA Plans to Cater for Outstanding **Small House Applications**



Precedent:
Ko Lau Wan DPA Plan
has also catered for
Outstanding Small House
Applications

Approved Ko Lau Wan DPA Plan
No. DPA/NE-KLW/2 (gazetted on 13.7.2012)



ted on 13.7.2012)

The recognized villages within the Area are Ko Lau Wan and Tan Ka Wan. The boundaries of "V" zones are drawn up provisionally around existing clusters having regard to existing village clusters and building structures, outstanding Small House applications and existing site conditions. Areas of difficult terrain, dense and mature vegetation, and ecologically sensitive areas are not included. The boundaries of the "V" zones will be further reviewed and defined during the preparation of OZP to take account of the results of relevant assessments/studies on various aspects including Small House demand and developments, conservation value, the environment, infrastructure, landscape character, etc.

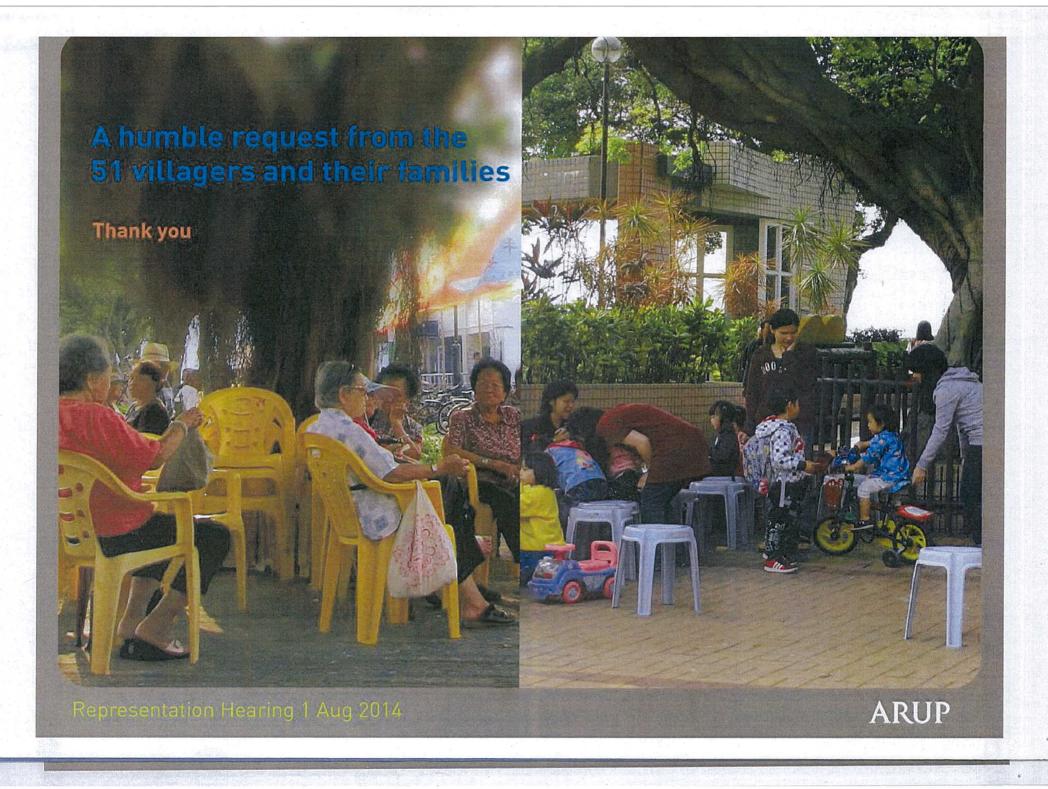


The Proposed "V" Zone:

Can cater for:



- Area < 'VE'
- NOT encroaching onto ecologically sensitive areas
- There are precedents for "V" zone on DPA Plans to cater for outstanding Small **House Applications**
- Can cater for the long-awaited housing need of the 51 villagers and their families





Planning Department
Sha Tin, Tai Po and North District Planning Office,
13/F, Sha Tin Government Offices,
No. 1, Sheung Wo Che Road, N.T.
(Attn: Miss KONG Sze-nga)

(Reference: PD/TP1/01/21)

Dear Madam,

Re: Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/2

Your letter in response to the planning proposal submitted by our village was well received on 21.4.2015. Thank you.

Our villagers believe that planning is very important to our village. It is the long time wish of our villagers that land can be revitalized for agricultural purpose and adequately designated for Village Type Development zone for our descendants. We hope your Department can listen to the opinions of our villagers and adopt the recommendations stated in my letter dated 30.12.2013 and those mentioned in the letter dated 8.1.2014 submitted by our authorized agent Ove Arup & Partners Hong Kong Limited when drawing up the <u>Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Outline Zoning Plan</u>.

I now request the Planning Department (Sha Tin, Tai Po and North District Planning Office) to arrange a meeting for representatives from relevant villages, Rural Committee and District Council as soon as possible, to further listen to, understand and collect our proposals and comments towards the OZP to facilitate planning for land use zonings in future.

My contact no. is:

Look forward to your early reply, thank you.

CHENG Mau-lam (Signed)
Representative of Uk Tau Village

Date: 1.5.2015



Planning Department
District Planning Officer/Sha Tin, Tai Po and North,
13/F, Sha Tin Government Offices,
No. 1, Sheung Wo Che Road, N.T.
(Attn: Mr. SOH Chun-kwok)

Dear Mr. SOH,

Re: Approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/2

I am the Indigenous Inhabitant Representative of Uk Tau Village in Sai Kung North. I am honoured to have the chance to meet you together with our planner, Ms. YEUNG Wing-shan from Ove Arup & Partners Hong Kong Limited last year (14.10.2014) to initially discuss issues concerning the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1. During that meeting, Mr. SOH has openly expressed that he would deal with the planning work of Uk Tau in a fair and open manner. Besides, the principle of land grant was also mentioned - first priority to outstanding housing (New Territories Exempted House) applications, second priority to potential applications from villagers in the coming 10 years, etc. We did agree with the DPO's opinion and direction.

We have received a letter from the Town Planning Board earlier on informing us that the TPB has, on 1.8.2014, decided not to uphold all representations submitted by the villagers and stakeholders when they considered the representations and comments related to the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 and not to amend the draft DPA according to the representations. We are totally disappointed with the decision of the Planning Department and expressed our deep regret. Early this year, we have repeatedly written to the relevant departments to express our views but we have not received any positive response from your department. I, IIR of Uk Tau Village in Sai Kung North, have also written to your Department in early May this year to request a meeting to discuss the land use zonings of the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan under preparation. Regrettably, your Department has failed to give us a clear reply.

I, on behalf of the villagers of Uk Tau Village, reflect again the demands of our inhabitants to you, Mr. SOH. Please follow up what was discussed with you at the meeting held at the Shatin District Lands Office on 14.10.2014; as well as the "Designation of 'V' zone" under paragraph 59 of the minutes of meeting of the TPB held in August 2014 (TPB/R/DPA/NE-TT1-R3 dated 22.8.2014) (Annex A). The TPB has explicitly stated that the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan would give:

- i) Primary consideration to outstanding small house applications;
- ii) Secondary consideration to 10-year forecast of Small House demand.

The applications from Uk Tau Village have been accepted by the Tai Po District Lands Office in 2006/2007. The relevant applicants have also been interviewed and confirmed by the DLO in 2000 (Annex B). We have also written many times to the Tai Po DLO to pursue the matter. Many years have passed, a total of 51 applications are still pending until today without fair treatment and attention. Some of our inhabitants are getting older and older. We hope Mr. SOH can arrange to meet us as soon as possible to discuss the land use zoning for Village Type Development in Uk Tau (restricted to New Territories Exempted Houses), allowing our inhabitants to materialize their longtime dream of having a home to house their family.

With regard to the land use zonings of the Outline Zoning Plan under preparation, your Department has sent us a letter on 29.5.2015 (Annex C) informing me and the other three IIRs of Tai Tan, Ko Tong and Ko Tong Ha Yeung that the preparation work of the OZP was temporarily scheduled to start at the second half of 2015. Yet no clear progress has been made known to us so far. On behalf of all the inhabitants having submitted or going to submit housing applications, I, as IIR of Uk Tau Village, request again to discuss in detail with your Department the land use of the said OZP. Enclosed is a feasibility study report done by Ove Arup & Partners Hong Kong Limited (Annex D). After all, all the private lands within the planning area were passed down to us by our ancestors from generation to generation.

Lastly, we (inhabitants of Uk Tau Village and I) are grateful that Mr. SOH can handle our case in person in a fair and open manner. I look forward to your early reply on the planning issue.

<u>CHENG Mau-lam</u> (Signed) Representative of Uk Tau Village

Date: 7.9.2015

Letterhead: Planning Department

Our Reference: () in PD/TP 1/01/21

Tel. No.: 2158 6043

Fax No.: 2691 2806 / 2696 2377

By mail 29th May 2015

Mr. CHENG Mau-lam,

Indigenous Inhabitant Representative of Uk Tau Village



Dear Mr. CHENG,

Re: Approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung
Development Permission Area Plan No. DPA/NE-TT/2

Your letter dated 1.5.2015 was received by this office on 8.5.2015.

Regarding the preparation of the land use zonings of the relevant Outline Zoning Plan, our Department has tentatively set to start the related work at the second half of 2015 or early 2016. We would solicit opinions from relevant Government departments and contact various stakeholders (including District Council and Rural Committee) in due course to listen to their comments / exchange views. We would arrange meetings later on and keep you informed then.

Thank you for your concern in this matter.

KONG Sze-nga (Stamp affixed) for District Planning Officer/Sha Tin, Tai Po and North Planning Department

P.S.: Please note that we haven't written to you in April 2015 as mentioned in your letter.

日期:03-09-2014

香港北角 渣華道333號 北角政府合署17樓 規劃署

致:規劃署署長

[大灘、屋頭、高塘及高塘下洋發展審批地區草圖編號 DPA/NE-TT/1]

本人黄來生乃高塘村村代表(申述編號 R6),為回應城規會主席團提問有關高塘村未來小型屋宇需求,現向貴署呈交最新高塘村合資格原居民名單(附件 1),敬希更新大埔地政專員資料,並用以作為日後區內預測指標數據。

另外,得知在城規會 8 月 1 日會議,有關申述和相關意見後決定不接納 R1 至 R277 的申述及不順應這些申述而修訂這份發展審批地區圖,本人 經與本村原村民商議後,並因高塘村村界(VILLAGE ENVIRON)內私人土地 不多及土地零散,導致要長期向大埔地政處在政府土地上申請小型屋宇,但長期因種種不同理由不獲大埔地政處或漁護處批准,特向貴 署從新提出建議如下;

建議在原來之高塘村村界以外,應在高塘村以北之一片私人土地(請見附圖 1),規劃為本村之[鄉村式發展]地帶。此地原為原居民耕種農地,地勢平坦,並一直有路從南至北通往(請見附圖 2),適合規劃發展。同時建議把風水林取消或現有範圍縮小(請見附圖 3)。

最後,集以上建議,敬請 貴署從新<u>規劃高塘村村界範圍</u>,建議請見附 圖 4。

本人作為高塘村村代表,現希望 貴署能考慮真實原居民真實情況,留原居村民及其子孫適當發展空間,保留客家圍村及鄉村文化。

順頌

黄來生 多种高塘村村代表

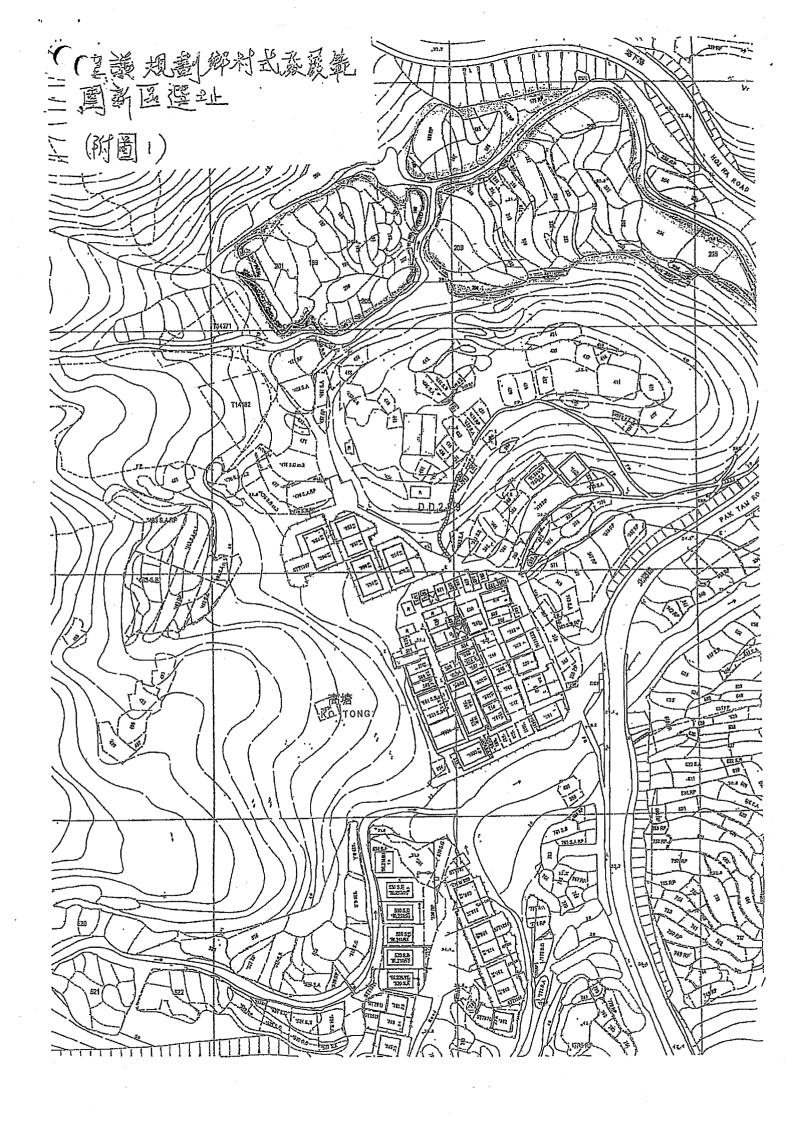
TOWN PLANNING BOARD

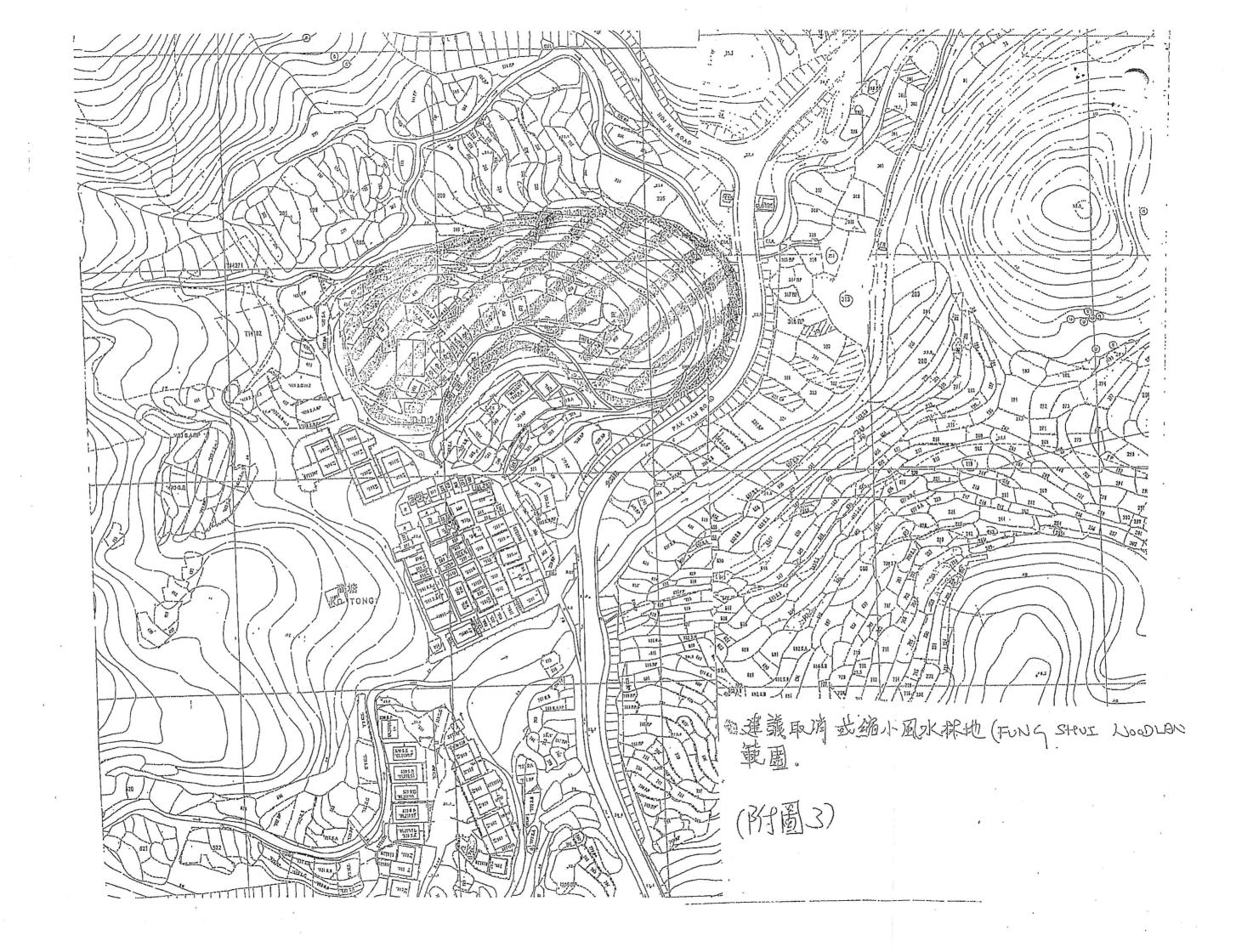
流 高塘村原居民名冊登記-源於新界鄉議局編制新界原居民名冊

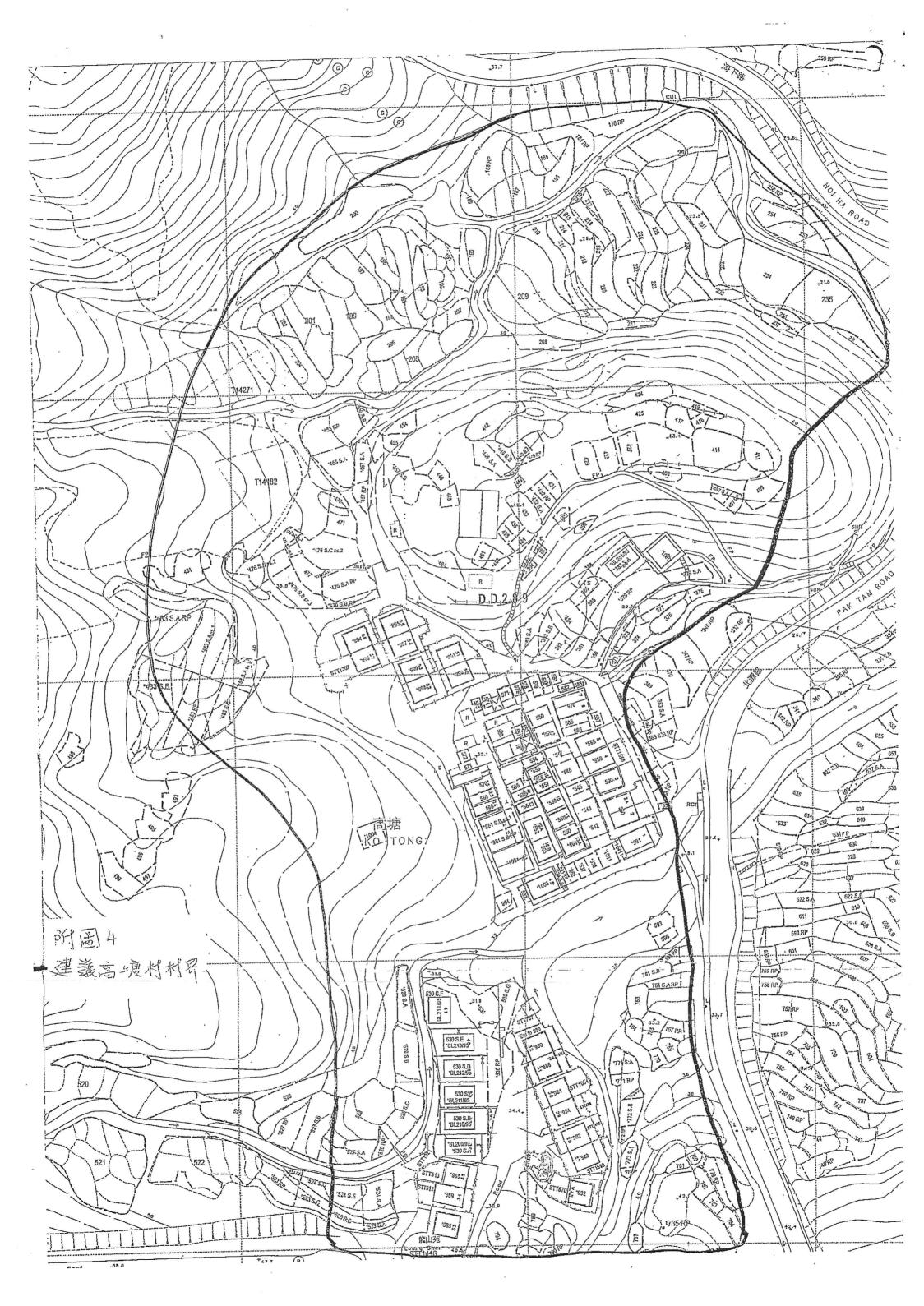
姓名			1 < 131.64.640.60	21000
1 黄文光	37 黃Ray	黃錦良子 ·	73. 杜偉忠	
2 黄文恩	38 黄天	•	74 杜俊文	
3 黄文昊	39 黃銘軒		75 杜偉林	
4 黄家穎	40 黃劍輝		76 杜俊明	
5 黄子穎	41 黄志強		77 杜偉明	
6 黃來勝	42 黃志明		78 杜Sam	杜偉明子
7.黃海峰	43 溫來安		79 杜Samuel	杜偉明子
8 黄貴光	44 溫江龍	•	80 杜Sampso	杜偉明子
9 黃敬文	45 溫江海	•	81 杜錦賢	
10 黄敬玲	46 溫單城		82 杜錦強	
11.黄耀斌	47 溫協昇		83.杜錦洪	
12 黃寶明	48 溫建邦		84 杜健南	
13 黃創林	49 溫啟明		85 杜翠山	
14 黃敬良	50 溫曉嵐		86 杜翠賢	
15 黃道明	51 溫曉涂		87 杜俊南	•
16 黄俊軒	52 溫仕偉		88 杜鐵男	
17 黃偉聰	53 温偉健		89 杜利銘	
18 黃淙僑	54 李錫安		90 杜子銘	
19 黃淙添	55 李治民		91 杜永威	
20 黄國輝	56 李少康		92 杜永勝	
21 黄長一	57 李錦龍		93 杜錦彪	
22 黄俊軒	58 李振熙	•	94 杜健威	
23 黃錦文	59 李錦榮		95 杜錦唐	
24 黄富強	60 李錦棠		96 杜SIMON	
25 黃德浩	61 李家裕		97 杜MIKE	杜錦唐子
26 黃劍明	62 LEE KENC	S LEUNG	98 杜錦輝	
27 黃展鴻	63 李文軒		99 杜錦輝	杜錦輝子
28 黃德強	64 李文		100 杜帶	
29 黃德潔	65 杜錦容		101 何平	
30 黃柏銘	66 杜錦煌		102 何漁生	,
31 黃錦權	67 杜金錢		103 何大偉	:
	黄錦權子 68 杜玉光		104 何掁權	
33 黃Peter			105 何力	•
34 黃John			106 何僑華	•
35 黃錦良	71 杜水養	杜水養子	107 何僑東	
36 黃Rich	黃錦良子 72 杜木勝		108 何振發	

高塘村原居民名冊登記-源於新界鄉議局編制新界原居民名冊(續)

- 喷 無 何振玲
 - # 何振榮
 - # 何振溢
 - # 何振滃
 - # 何偉航
 - # 何斐航
 - # 何振國
 - # 何振紅
 - # 何振安
 - # 何振文
 - # 何振光
 - # HO WILLIAM
 - # HO RAYMOND
 - # HO RYAN
 - # HO DAVID
 - # HO LEON
 - # HO LUKE
 - # HO JAMIE
 - # HO JOE
 - # HO CHAD
 - # 何David 何振光子
 - # 何Shawn 何振光子
 - # 趙國強
 - # 趙Nathan 趙國強子
 - # 趙Paul 趙國強子
 - # 趙Tom
- 趙國強子
- # 趙偉仁
- 心#趙細康
 - 19-09-2014







To: Director of Planning
Planning Department
17/F, North Point Government Offices,
No. 333, Java Road,
North Point,
Hong Kong

Dear Sir,

Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1

I, WONG Loi-sang, am the Indigenous Inhabitant Representative of Ko Tong Village (Representation no. R6). In response to the Chairman of Town Planning Board's enquiry about the future Small House demand of Ko Tong Village, I hereby submit the latest list of eligible indigenous inhabitants of Ko Tong Village for your perusal (Annex 1). Please update the information held by the District Lands Officer/Tai Po to serve as indicating data for our forecast in future.

Moreover, I learnt that during their meeting held on 1.8.2014, the TPB has decided not to uphold representations R1 to R277 when they considered the representations and comments concerned and not to amend the draft DPA according to the representations. As the private lands within the village environs of Ko Tong Village are small in size and scattered, so all along we have to apply for development of Small House on Government lands from the Tai Po District Lands Office. However, such applications have always been rejected by the Tai Po District Lands Office or the Agriculture, Fisheries and Conservation Department for various reasons. So after discussion with our indigenous inhabitants, we are re-introducing the following proposals:

It is proposed that the patch of private land to the north of Ko Tong Village (please see enclosed plan 1) be zoned as "Village Type Development" outside our original village environs. That land was originally agricultural land of the indigenous inhabitants. The area is flat with access road that stretches from south to north (please see enclosed plan 2), pretty suitable for planning development. At the same time, we propose to remove the Fung Shui woodlands or reduce its extent (please see enclosed plan 3).

Lastly, with all the above proposals combined, we urge your Department to re-designate the village environs of Ko Tong Village. Please refer to enclosed plan 4 for our proposal.

As the Indigenous Inhabitant Representative of Ko Tong Village, I hope your Department can consider the actual circumstances of genuine indigenous inhabitants. Please reserve enough space for development by the indigenous inhabitants and their descendants and conserve the *Hakka* walled village and rural culture.

WONG Loi-sang (Signed)
Village Representative of Ko Tong Village

Date: 3.9.2014

香港北角 渣華道333號 北角政府合署17樓 規劃署

致:規劃署署長

[大灘、屋頭、高塘及高塘下洋發展審批地區草圖編號 DPA/NE-TT/2]

本人何偉成為<u>高塘下洋村村</u>代表(申述編號 R5),現向貴署呈交高塘下洋村合資格原居民名單(附件 1),此名單已在2013年12月24日向大埔地政專員提交資料,並用以作為日後區內預測指標數據。

另外,得知在城規會 2014 年 8 月 1 日會議後,有關申述和相關意見後決定不接納 R1 至 R277 的申述及不順應這些申述而修訂這份發展審批地區圖,及將以上草圖刊憲。本人經與本村原村民商議後,並因現有高塘下洋村村界(VILLAGE ENVIRON)內大部份為政府及只有零散私人土地,導致要長期向大埔地政處在政府土地上申請小型屋宇,但因種種不同理由不獲大埔地政處或漁護處批准。經收集區內居民及村民議後,特向貴署、從新提出建議如下;

在原來之高塘下洋村村界以外,在高塘下洋村以南及東北之一片本村原居民之私人土地(請見附圖 1),規劃為本村之[鄉村式發展]地帶。此地原為原居民耕種農地,地勢平坦,在而且在北潭路路邊,並一直有路從通往(請見附圖 2),適合規劃成鄉村式發展。

有居民認為因地理位置適合,建議把圖中沿北潭路之小片土地規劃為 [農業用途]地帶,方便日後耕種(請見附圖 3)。

最後,村內絕大部份土地有本區居民擁有,並沒有任何發展計劃,本人 作為高塘下洋村村代表,希望 貴署能考慮現有居民及原居民真實情況 及發展需求,留原居民及其子孫適當發展空間,保留香港本土客家鄉村 文化,以致薪火相傳。

順頌

何偉成 高塘下洋村村代表

附件!

覆函

致: 大埔地政處

新界大埔汀角路一號大埔政府合署一樓

(傳真號碼: 2650 9896)

檔案: LM(34) in DLO/TP 39/59 pt.3

未來十年內的小型屋宇需求預算

本人/我們是大埔區*大精/*西貢北約鄉 七九十 村/屬的原居民代表。為使政府有關部門掌握在未來十年內合資格的男性原居村民申請興建小型屋宇的需求,現根據本村的情況向貴處提供下列數字;

甲部-本村現時男性原居村民的總人數

(a)	在香港的男性原居村民的人數	3.9
(b)	在海外的男性原居村民的人數	程治 100人
	總數 (即(a)+(b))	
,		7约 139人

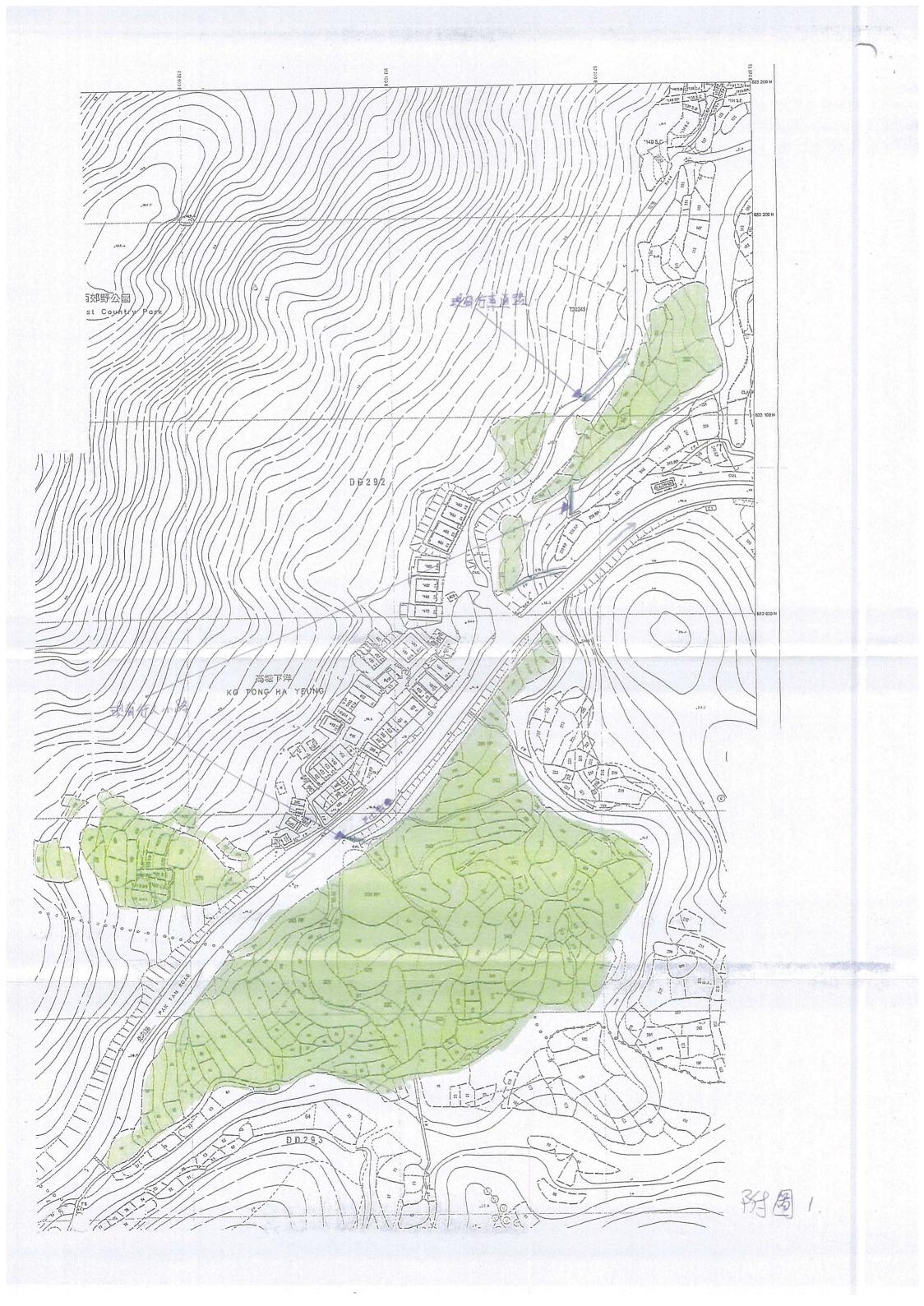
 乙部-未來十年內本村的小型屋宇需求

 (c) 現時(即截至 2013 年 12 月 31 日) 在十八歲或以上但未申請興建小型屋宇的合資格男性原居民的人數
 大行 110人

 (d) 在未來十年內,即由 2014 年 1 月 1 日至 2023 年 12 月 31 日將會年滿十八歲(即現時八至十七歲)的男性原居村民的人數未來十年需求(即(c)+(d))
 大行 10人

姓名_	何撑成		簽署	何偉的	γ́.	
姓名_		, ř	_簽署_			•
姓名_			· _簽署	·		
日期	24-12-2013			•		•

*删去不適用者





香港北角 渣華道333號 北角政府合署17樓 規劃署

[大灘、屋頭、高塘及高塘下洋發展審批地區草圖編號 DPA/NE-TT/2]

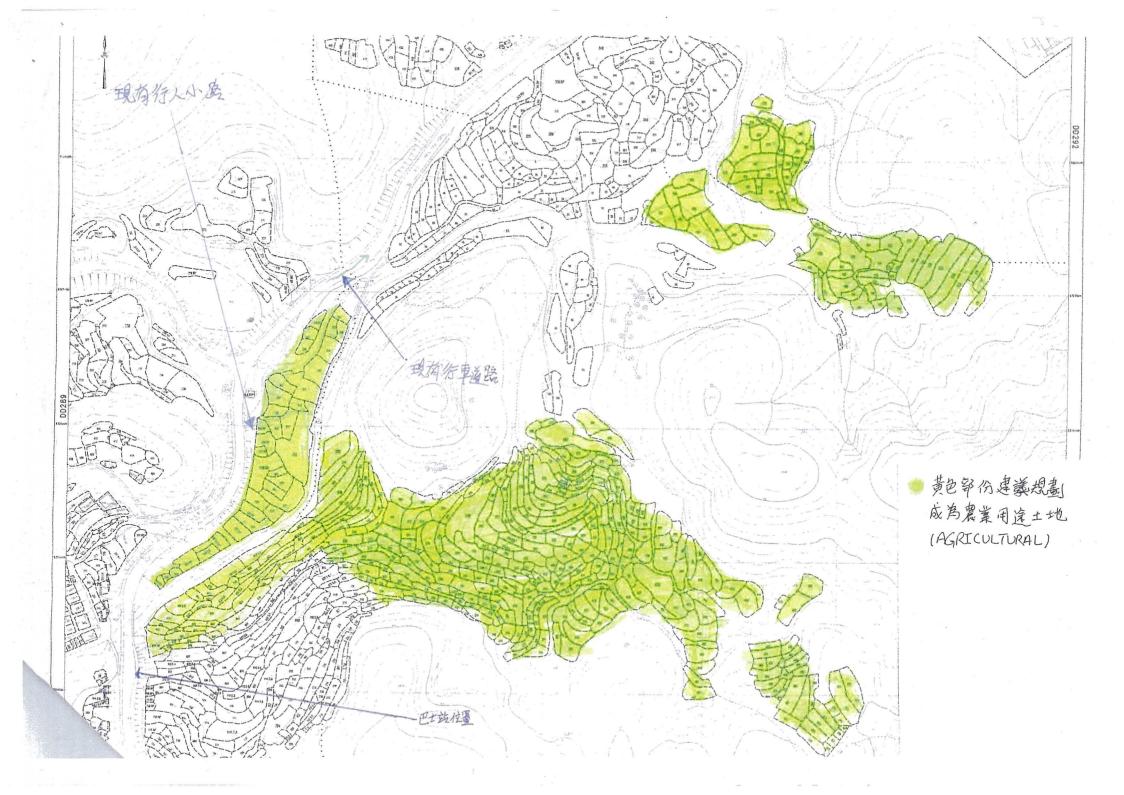
致規劃署楊倩小姐:

在 10 月 26 日,在大埔北約鄉事會與規劃署人員會議後,現本人進一步為大埔北約高塘下洋村規劃大綱圖提供建議資料,在衆本村居民建議下,希望在附件地圖上加上黄色之部分規劃成農耕土地用途(AGRICULTURAL ZONE),以便日後作農耕之用。

謝謝!

何偉成

日期:03-11-2015



To: Director of Planning
Planning Department
17/F, North Point Government Offices,
No. 333, Java Road,
North Point,
Hong Kong

Dear Sir,

<u>Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung</u> <u>Development Permission Area Plan No. DPA/NE-TT/2</u>

I, HO Wai-shing, am the Indigenous Inhabitant Representative of Ko Tong Ha Yeung Village (Representation no. R5). I now submit the list of eligible indigenous inhabitants of Ko Tong Ha Yeung Village for your perusal (Annex 1). This list has been submitted to the District Lands Officer/Tai Po on 24.12.2013 to serve as indicating data for our forecast in future.

Moreover, I learnt that during their meeting held on 1.8.2014, the TPB has decided not to uphold representations R1 to R277 when they considered the representations and comments concerned and not to amend the draft DPA according to the representations. The captioned draft DPA Plan would be gazetted as well. As the majority of land within the village environs of Ko Tong Ha Yeung Village is Government land with just a little scattered private lands, so all along we have to apply for development of Small House on Government lands from the Tai Po District Lands Office. However, such applications have always been rejected by the Tai Po District Lands Office or the Agriculture, Fisheries and Conservation Department for various reasons. After discussion with and having collected the views of local inhabitants and villagers, we are reintroducing the following proposals:

It is proposed that the private land to the south and northeast of Ko Tong Ha Yeung Village (please see enclosed plan 1) be zoned as "Village Type Development" outside our original village environs. That land was originally agricultural land of the indigenous inhabitants. The area is flat and beside the Pak Tam Road with accessible path (please see enclosed plan 2), pretty suitable for zoning as "Village Type Development".

Some inhabitants find the geographical location of the tiny land area along Pak Tam Road on the plan ideal and propose to zone it as "Agriculture" to facilitate farming in future (please see enclosed plan 3).

Lastly, the majority of land within the Village is owned by local inhabitants without any development plan. As the Indigenous Inhabitant Representative of Ko Tong Ha Yeung Village, I hope your Department can consider the actual circumstances and development needs of existing residents and indigenous inhabitants. Please reserve enough space for development by the indigenous inhabitants and their descendants and conserve the local *Hakka* rural culture so that the heritage can be passed on.

HO Wai-shing Village Representative of Ko Tong Ha Yeung Village

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Reply

To: Tai Po District Lands Office 1/F, Tai Po Government Offices, No. 1, Ting Kok Road, Tai Po, New Territories (Fax no.: 2650 9896)

Ref.: LM(34) in DLO/TP 39/59 pt.3

10-year forecast of small house demand

I am the Indigenous Inhabitant Representative of Ko Tong Ha Yeung Village, Sai Kung North, Tai Po District. In order that the relevant Government department can have a clear picture of the 10-year forecast of small house demand by our eligible male indigenous inhabitants, we hereby provide the following data according to our situation:

Part A – Total number of existing male indigenous inhabitants in our Village

(a)	Number of male indigenous inhabitants in Hong Kong	39
(b)	Number of male indigenous inhabitants overseas	Over 100
	Total (i.e. $(a) + (b)$)	About 139

Part B – 10-year forecast of small house demand in our Village

	As at 31.12.2013, the number of eligible male indigenous inhabitants	About 110
	over 18 who have yet applied for Small House development	
(d)	The number of male indigenous inhabitants reaching 18 (i.e. aged 8 to	About 10
	17 now) within the coming decade (i.e. from <u>1.1.2014</u> to <u>31.12.2023</u>)	
ŧ	10-year forecast of demand (i.e. (c) + (d))	About 120

Name	HO Wai-shing	Signed	HO Wai-shing
Name		Signed	
Name		Signed	
Dated	24.12.2013	-	

^{*} Please delete where appropriate



To: Planning Department
17/F, North Point Government Offices,
No. 333, Java Road,
North Point,
Hong Kong
(Attn: Ms. YANG Ching)

Dear Madam,

<u>Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung</u> <u>Development Permission Area Plan No. DPA/NE-TT/2</u>

After meeting officials from the Planning Department at the Tai Po North Rural Committee on 26th October, I would like to provide further proposal regarding the Tai Po North Ko Tong Ha Yeung Village covered under the Outline Zoning Plan. As proposed by many of our inhabitants, we hope to have the yellow shaded part on the enclosed plan zoned as Agriculture for farming purpose in future.

Thank you!

HO Wai-shing

Date: 3.11.2015

Planning Assessment on the Development Proposals received in the Course of Preparation of the Plan

Development Proposals

- 1. In the course of preparing the OZP, some views/proposals were received from concerned parties like green groups and villagers and they are set out below. On 22.10.2015, Kadoorie Farm & Botanic Garden Corporation (KFBG) made a submission which contains ecological information and proposals for the Area (Appendix V), including:
 - (a) the woodlands, watercourses and riparian zones, the mangroves and backshore vegetation, as well as the pond and associated marsh should be covered by an appropriate land use zoning such as the "Conservation Area" ("CA") zone, and should not be encroached by development zonings; and
 - (b) the Area, or areas of high conservation importance therein, should be incorporated into the Sai Kung Country Park.
- 2. A meeting with the SKNRC and villagers including the IIRs of the four recognized villages in the Area and the Resident Representatives of Ko Tong and Ko Tong Ha Yeung Villages¹ was conducted on 26.10.2015 to exchange views on land use proposals (**Appendices VIa to VId**):
 - (a) They consider that "V" zones should be expanded on the basis of the number of indigenous villagers with entitlements under the Small House Policy and not be limited by the village 'environs' ('VEs');
 - (b) For Tai Tan, the "V" zones should cover the whole 'VE' and the adjoining area to its northeast;
 - (c) For Uk Tau, the "V" zone should be expanded to cover the area to the west and north of the village and designate some land for agricultural use;
 - (d) For Ko Tong, the private agricultural land to the north of the village should be designated as "V" zone whilst the extent of the mature (fung shui) woodland to the north of the village should be reduced or abolished; and
 - (e) For Ko Tong Ha Yeung, it is proposed to designate the private agricultural land to the south and northeast of the village as "V" zone, and the various pockets of land further south to the east of Pak Tam Road as "AGR" zone.

¹ There are no Resident Representative of Tai Tan and Uk Tau Villages.

Planning Assessment

Conservation of Natural Environment

- 3. Surrounded by the country parks on three sides, and comprising mainly woodlands, shrublands, fallow agricultural lands, streams, mangroves, backshore vegetation and sandy shore, the Area forms part of the wider natural environment of the Sai Kung countryside. The Area is characterized by coastal plain landscape and upper valley landscape, and has rich and significant landscape resources with high landscape sensitivity. In general, the Area is natural and rural in character and has high landscape and scenic value.
- 4. The wooded area is ecologically linked to the natural habitats in the surrounding country parks. Protected plant species such as Pavetta hongkongensis (香港大沙葉), Aquilaria sinensis (土沉香) and Cibotium barometz (金毛狗) have been found in the Area. There is a mature woodland to the northeast of the Ko Tong Village which supports some protected plant species e.g. Aquilaria sinensis (土沉香) and Pavetta hongkongensis (香港大沙葉) and plant species of conservation interest e.g. Balanophora harlandii (紅苳蛇菰). A seasonally wet grassland can be found to the east of Ko Tong Ha Yeung whilst a marsh in the southeastern corner of the Area. Both the seasonally wet grassland and the marsh support common wetland plant species and an uncommon species, Geissaspis cristata (睫苞豆) was recorded.
- 5. The Tai Tan Ecologically Important Stream (EIS) is a freshwater fish hotspot supporting a high diversity of fish species including the uncommon Stiphodon atropurpureus (菲律賓枝牙鰕虎魚). The main stream traversing the Area from the southwest to the northeast has high ecological sensitivity. The estuarine area near Tai Tan supports diverse mangrove fauna species and six mangrove species, including the uncommon Heritiera littoralis (銀葉樹) and serves as a habitat for diverse brackish fish species. The streams in the Area are largely natural except for some stream bank modifications near the existing villages. Their riparian zones are mainly covered by woodlands or shrublands consisting largely of common native species and some of which have regenerated from abandoned agricultural land. The coastal area mainly comprises natural coastline, with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area along the northern section.
- 6. In consultation with the Agriculture, Fisheries and Conservation Department (AFCD), it is proposed to designate the mature woodland to the northeast of the Ko Tong Village as "CA" zone, and the natural coastline with mangroves, marsh, backshore vegetation and sandy shore along the edge of the Area and at the estuarine area as "CPA" zone in order to reflect the ecological importance of these natural habitats and to provide adequate planning protection for these areas, whilst "GB" zoning would be appropriate to protect the natural and landscape character of the rest of the woodlands, shrublands, seasonally wet grassland, marsh, as well as streams including the Tai Tan EIS and their riparian zones and to provide a buffer between the village type developments and the Country Parks.

7. AFCD has no particular comment to the ecological information in the KFBG's submission, and advises that most of the habitats identified to be of high conservation importance are currently proposed to be covered by conservation zonings. She also advises that the marsh to the north of Uk Tau no longer exists.

Land for Village Development

- 8. From the nature conservation perspective, any direct or indirect impacts to the ecological and landscape resources within the Country Park Enclaves and at the adjoining Sai Kung East and West Country Parks, as well as to its natural and rural character, should be avoided.
- 9. There are a number of recognized villages in the Area. Thus there is a need to designate "V" zones at suitable locations to meet the Small House demand of local villagers after delineating the areas that have to be conserved.
- 10. Given the natural environment, its ecological and landscape value coupled with its potential natural terrain landslide hazards, and in view of the recent disturbances to the natural environment in the Area, an incremental approach for designation of "V" zones for Small House development has been adopted with an aim to confining Small House development at suitable locations so as to avoid or deter undesirable disturbances to the natural environment and overtaxing the limited infrastructure in the Area. Discounting the surrounding environmentally sensitive areas, including woodlands, shrublands, seasonally wet grassland, marsh, streams, mangroves, backshore vegetation and sandy shore which should be protected, a total of about 5.40 ha of land is covered by "V" zones (including 1.43 ha in Tan Tan, 1.07 ha in Uk Tau, 2.11 ha in Ko Tong and 0.79 ha in Ko Tong Ha Yeung). The areas reserved for Small House development mainly cover the existing village clusters and their adjoining areas.
- 11. While land zoned "V" is insufficient to meet the Small House demand in the Area, as advised by DLO/TP, LandsD, cross-village applications within the same Heung might be considered under the current land administrative practice. The planning application system provides another measure for the villagers to apply for Small House development outside the "V" zones subject to the Board's approval.

Land for Agriculture

12. At present, there are minimal agricultural activities in the Area. Although some scattered patches of shrubby grassland are considered to possess potential for agricultural rehabilitation, those adjoining the existing village clusters are either the subject of approved planning applications for Small House developments or outstanding Small House grant applications which are proposed to be zoned "V" to meet the Small House demand, whilst the remaining patches are largely situated in less accessible locations or amidst woodlands or shrublands which are proposed to be zoned "GB". Since 'Agricultural Use' is in general always permitted in the zonings such as "V" and "GB", there should be no hindrance to farming activities even not designating the "AGR" zone.