TOWN PLANNING BOARD

TPB Paper No. 10143
For Consideration by
the Town Planning Board
on 22.7.2016

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

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1. INTRODUCTION

The purposes of this paper are to:

(a) report on the results of the consultation with the Tai Po District Council (TPDC) and Sai Kung North Rural Committee (SKNRC), and other public views received on the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan (OZP) No. S/NE-TT/B; and

(b) seek Members' agreement that the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B, its Notes and Explanatory Statement (ES) (**Annexes I to III**) are suitable for public inspection under section 5 of the Town Planning Ordinance (the Ordinance).

2. BACKGROUND

2.1 On 26.2.2016, the Town Planning Board (the Board) gave preliminary consideration to the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B (TPB Paper No. 10074) and agreed that the draft OZP was suitable for submission to the TPDC and SKNRC for consultation. An extract of the minutes of the Board's meeting held on 26.2.2016 and TPB Paper No. 10074 are at **Annexes IV and V** respectively for Members' reference.

2.2 Major land use proposals of the draft OZP No. S/NE-TT/B (**Plan 1**) highlighted in the TPB Paper No. 10074 are recapitulated below:

"Coastal Protection Area" ("CPA") Zone (2.53 ha and 3.57%) (Plans 1 to 7)

(a) The "CPA" 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 and also serves as a habitat for diverse brackish fish species. This zone is to reflect the ecological importance of these natural habitats and can also provide a buffer between the adjoining village area and the marine environment.

"Conservation Area" ("CA") Zone (0.57 ha and 0.81%) (Plans 1 to 7)

(b) The "CA" zone covers the mature woodland to the northeast of the Ko Tong Village which supports some protected plant species and plant species of conservation interest.

"Green Belt" ("GB") Zone (60.21 ha and 85.05%) (Plans 1 to 7)

(c) Majority of the Area comprising mainly woodlands, shrublands, seasonally wet grassland, marsh as well as streams including the Tai Tan Ecologically Important Stream (EIS) and their riparian zones have been zoned "GB" to conserve the natural and landscape character of the Area and provide a buffer between the village type developments and the Country Parks.

"Other Specified Uses" ("OU") Zone (0.08 ha and 0.11%) (Plans 1 to 7)

(d) The major existing public transport facility in the Area, namely Wong Shek Pier, has been zoned "OU" to reflect its current use.

"Government, Institution or Community" ("G/IC") Zone (1.77 ha and 2.50%) (Plans 1 to 7)

(e) The major existing GIC facilities situated away from the village clusters in the Area, including 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, have been zoned "G/IC" to reflect the existing uses.

"Village Type Development" ("V") Zone (5.4 ha and 7.63%) (Plans 1 to 7)

(f) 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/approved 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. An incremental approach has been adopted for designation of "V" zones for Small House development with an aim to confining Small House development at suitable locations around the existing village clusters.

3. LOCAL CONSULTATION

SKNRC and TPDC

3.1 The SKNRC and TPDC were consulted on 11.3.2016 and 11.5.2016 respectively and they both objected to the draft OZP No. S/NE-TT/B. From March to June 2016, 15 submissions were received from the Vice-Chairman of SKNRC, Indigenous Inhabitant Representatives (IIRs) of the four villages and two indigenous villagers of Ko Tong Village (**Annexes VI -1 to 6**). An extract of the minutes of the TPDC meeting is at **Annex VI-7**. Their views and proposals are summarized below:

Designation of "V" Zones

(a) They generally object to the inadequate "V" zones and insufficient available land or private land therein to meet the Small House demand of indigenous villagers.

(b) The incremental approach for designation of "V" zones should not be applicable to the Area, given that it is provided with road access and basic public utilities.

(c) It is also misleading to mention cross-village Small House grant applications as a possible solution to address Small House demand as these applications on Government land would not be considered by Lands Department (LandsD) and it would be difficult for villagers to purchase private land in other villages.

(d) It is proposed to expand the "V" zones to cater for the outstanding/approved Small House grant applications and cover more private lots in the villages to meet the 10-year Small House demand forecast (**Drawings 1 to 4 and Plans 8a and 8b**). The Vice-chairman of SKNRC generally proposes to designate the agricultural land for village development.

(e) The "V" zone expansions should not be limited by the 'VEs', existence of trees or constraints of difficult terrain as geotechnical feasibility could be assessed on individual Small House grant application. If necessary, technical assessments on environmental, geotechnical and landscape impacts could be provided to support the proposed "V" zone expansions for consideration by relevant Government departments. The IIRs of Ko Tong and Ko Tong Ha Yeung Villages submitted tree survey reports, which indicate that there are no valuable tree species in some of the private lots which are proposed to be zoned "V" and "AGR" in their respective submissions (**Plans 8a to 8c**).

(f) It is also considered that the proposed "V" zone expansions in Tai Tan could facilitate improvement to the infrastructure and environment of the village (**Drawing 1 and Plan 8a**); whilst that in Uk Tau is not ecologically sensitive (**Drawing 2 and Plan 8b**); Lot 428 in D.D. 289 in Ko Tong is flat and without large trees, accessible and adjacent to the "V" zone (**Drawing 3c and Plan 8b**); and Small House developments have to be outside the 'VE' of Ko Tong Ha Yeung as the delineation of 'VE' is unreasonable and has deprived their right of Small House developments (**Drawing 4 and Plan 8a**).

Designation of "GB" and "AGR" Zones

(g) Designation of the agricultural land and "Unspecified Use" area on the Development Permission Area (DPA) Plan as "GB" zone is contradictory to the Government's policy of rezoning "GB" sites for residential developments in other districts of the territory.

(h) Designation of private land as "GB" zone with development restriction is unfair to the landowners and cannot truly protect the landscape character of agricultural land as they could fell the trees thereon.

(i) The IIRs of Ko Tong and Ko Tong Ha Yeung Villages specifically propose to

designate the areas near the streams as "GB" zone and six other areas as "AGR" zones in/near their villages (**Drawings 3a and 4 and Plans 8a and 8b**). For Ko Tong, as the private lots[1] in the entrance to the existing northern village cluster serve as an emergency vehicular access, they should be zoned "AGR" instead of "V" (**Plan 8b**).

Green/Concern Groups

3.2 In March and May 2016, submissions were received from Kadoorie Farm & Botanic Garden Corporation (KFBG) and The Hong Kong Bird Watching Society (HKBWS) respectively (**Annexes VII-1 and VII-2**) and their views and proposals are summarized below (**Plan 9**):

Designation of "V" Zones

(a) The "V" zones in Tai Tan should not encroach onto the riparian zones of the EIS and the natural stream.

(b) Both KFBG and HKBWS do not agree to the "V" zone expansion to the north of existing Uk Tau Village. KFBG considers that the area is mainly covered with secondary woodland, whilst HKBWS indicates that previously part of it was a marsh and subject to suspected land filling and site formation, and hence the "V" zone expansion would set an undesirable precedent for other forthcoming OZPs.

Designating Woodland and Riparian Zones of the EIS and Natural Streams as "GB(1)" or "CA"

(c) As most of the Area is covered with secondary woodland, which together with other important habitats such as a fung shui woodland to the west of the Ko Tong Village, EIS and natural streams should be protected, it is proposed to designate the woodland as "CA", and the 30m riparian zones of the EIS and natural streams as "GB(1)" or "CA". HKBWS also submits records of bird species in Tai Tan, Uk Tau and Ko Tong from 2005 to 2014 to substantiate the ecological value of the Area[2].

Incorporating the Area into the Country Parks

(d) HKBWS also proposes to incorporate the Area into the Sai Kung East and West Country Parks to fully protect the ecological and landscape values of the Area and the surrounding Country Parks.

4. PLANNING DEPARTMENT'S RESPONSES

4.1 In consultation with concerned departments, the Planning Department's (PlanD's) responses to the above comments/proposals are as follows.

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[1] Including Lots 363, 365 to 370 in D.D. 289.

[2] 107 bird species with 24 species of conservation concern including the uncommon Ashy Drongo (*Dicrurus leucophaeus*) **(**灰卷尾**)**, the rare Eurasian Jay (*Garrulus glandarius*) **(**松鴉**)**, and Brown Fish Owl (*Ketupa zeylonensis*) **(**褐漁鴞**)**, etc.

Designation of "V" Zones

(a) There are two divergent views/proposals over the designation of "V" zones i.e. to expand the "V" zones for Small House developments versus to limit the "V" zones for nature conservation.

(b) In drawing up the draft OZP, special attention has been given to protect the high conservation and landscape values of the Area having regard to the wider natural system of the adjoining Sai Kung East and Sai Kung West Country Parks. Environmentally sensitive areas and areas with high landscape value including woodlands, shrublands, seasonally wet grassland, marsh, streams, mangroves, backshore vegetation and sandy shore, have been zoned "GB", "CA" or "CPA".

(c) Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung are the 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. The boundaries of the "V" zones have been drawn up around existing village clusters having regard to the 'VEs', the number of outstanding/approved Small House applications, Small House demand forecast, local topography and site constraints. Areas of difficult terrain, dense vegetation, ecologically sensitive areas, stream courses and burial grounds have been avoided as far as possible.

(d) As updated by the District Lands Officer/Tai Po, LandsD (DLO/TP, LandsD) (as at 6.6.2016)[3], there are 124 outstanding Small House applications in the Area (including 36 in Tai Tan, 46 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 435 (including 36 in Tai Tan, 32 in Uk Tau, 192 in Ko Tong and 175 in Ko Tong Ha Yeung). Based on PlanD's preliminary estimate, land required for meeting the Small House demand of 559 is about 13.98 ha (**Table 1**).

(e) Given the natural environment, its ecological and landscape values 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 has been adopted for designation of "V" zones for Small House development with an aim to guide Small House development at suitable locations around the existing village clusters so as to avoid undesirable disturbances to the natural environment and to achieve a more orderly development pattern, efficient use of land and provision of infrastructure and services. This is consistent with the approach adopted in other OZPs for Country Park Enclaves with road access and basic public utilities. A total of about 5.40 ha of land is covered by "V" zones on the draft OZP, which represents an increase of 2.36 ha in land area as compared with the "V" zones on the DPA Plan (i.e. 3.04 ha). The areas reserved for Small House development cover the existing village

[3] According to the TPB Paper No. 10074, as advised by the 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.

clusters and their adjoining areas mainly covered with grasses, shrubs and some trees. Within the proposed "V" zones, a total of about 1.97 ha of land is available, equivalent to about 79 Small House sites, capable of meeting about 14% of the total Small House demand for 559 Small Houses (**Table 1**).

Table 1: Supply and Demand for Small Houses in the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Area

Village	Small House Demand Figure in 2013		Small House Demand Figure in 2016		"VE" Area ('VE' Area in Draft OZP) (ha)	"V" Zone on Draft OZP (ha)	Required Land to Meet New Demand (ha)	Available Land to Meet New Demand (ha)	Percentage of the New Demand Met by Available Land (%)
	Outstanding Demand	10-year Forecast (2013-2022)	Outstanding Demand	10-year Forecast (2016-2025)[2]					
Tai Tan	10	Nil[1]	36	36	5.24 (4.85)	1.43	1.8	0.48 (19 houses)	27%
Uk Tau	46	Nil[1]	46	32	3.11 (2.82)	1.07	1.95	0.53 (21 houses)	27%
Ko Tong	18	105	31	192[3]	3.56 (3.56)	2.11	5.58	0.79 (32 houses)	14%
Ko Tong Ha Yeung	10	99	11	175	2.74 (1.81)	0.79	4.65	0.17 (7 houses)	4%
Total	**84**	**204**	**124**	**435**	**14.65 (13.04)**	**5.40**	**13.98**	**1.97 (79 houses)**	**14%**

Notes:
(1) No 10-year Small House Demand Forecasts were provided by the IIRs of Tai Tan and Uk Tau.
(2) 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.
(3) The figure of 10-year Small House demand of Ko Tong was provided by the respective IIR for year 2015-2024.

(f) While land zoned "V" is insufficient to meet the Small House demand in the Area, as advised by the DLO/TP, LandsD, cross-village applications within the same Heung might be considered under the current land administrative practice. In fact, 58 out of the 124 outstanding Small House applications in the Area are cross-village applications. 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.

(g) Regarding villagers' concern on insufficient private land in the "V" zones, it should be noted that both Government land and private land within the "V" zones can be used for Small House development and land ownership should not be a material planning consideration in formulating the "V" zones as it could change over time.

Proposals of Expanding and Limiting the "V" Zones

(h) The villagers propose to expand the "V" zones to the adjoining areas and outside the 'VEs', which are currently zoned "GB" on the draft OZP (**Plans 8a and 8b**). These areas comprise mainly woodlands, shrublands and seasonally wet grassland which are environmentally sensitive and having high landscape value which should be protected. AFCD considers that the "GB" zoning is

appropriate and does not support the proposed "V" zone expansions from the nature conservation point of view.

(i) Some of these areas (i.e. Tai Tan and parts of those in Uk Tau, Ko Tong and Ko Tong Ha Yeung) are overlooked by steep natural terrains, and natural terrain hazard studies may be required for future development to address the geotechnical constraints. Expansion of the "V" zones into these areas, which meet the Alert Criteria for Natural Terrain Hazard Studies, is not supported from the geotechnical perspective. They are also mostly located away from the existing village clusters, with no proper existing access, or subject to flooding risk, etc.

(j) During the past two years, disturbances to the natural environment are observed at various locations of the proposed "V" zone expansions including woodland clearance/land filling activities to the northwest of existing Tai Tan Village, ring-barking of woodland vegetation to the northwest of Uk Tau Village, woodland clearance and "unauthorized" track to the west of existing northern village cluster of Ko Tong, and woodland clearance, land filling and excavation to the southeast of Ko Tong Ha Yeung Village across Pak Tam Road (**Plans 7, 8a and 8b**).

(k) Regarding the green groups' concern about designation of "V" zones in Tai Tan and Uk Tau on environmental grounds, it should be noted that the northern "V" zone of Tai Tan is largely kept away from the EIS by about 20m, whilst the southern "V" zone is mainly to reflect the current extent of Small House developments (**Plan 10a**). In Uk Tau, the northern part of the "V" zone mainly covers an existing plant nursery with some vegetation (**Plan 10b**). The area is adjoining to the existing village cluster, accessible by Pak Tam Road and footpath, with gentle topography and relatively less vegetation, and hence is considered as the only suitable location within the 'VE' for designation of "V" zone to meet the Small House demand. According to the covering Notes of the DPA Plan, provision of plant nursery is always permitted on land falling within the boundaries of the Plan and as advised by the Chief Town Planner/Central Enforcement and Prosecution, PlanD (CTP/CEP, PlanD), this area has not been involved in any active enforcement case.

Designation of "GB" and "AGR" Zones

(l) Regarding the villagers' comments that designation of "GB" zone on the draft OZP is contradictory to the Government's policy of rezoning "GB" sites for residential developments in other districts of the territory, it should be noted that the rezoning of the "GB" sites has been carried out after careful land use review and subject to technical assessments to ascertain their feasibility. Each planning area should be considered on its individual circumstances and characteristics. As a Country Park Enclave, the Area forms an integral part of the natural system of the adjoining Country Parks with a wide spectrum of natural habitats which should be preserved and protected. Designation of the "GB" zone not only conserves the natural and landscape characters of the Area, but also provides a buffer between the village type developments, the natural surroundings and the Country Parks.

(m) On green groups' proposal to designate woodland and 30m wide riparian zones

of the EIS and natural streams as "GB(1)" or "CA" and villagers' proposals to designate the areas near the streams as "GB" zone and rezone five other areas mainly covered by woodland/shrubland from "GB" to "AGR" in/near Ko Tong and Ko Tong Ha Yeung, it should be noted that the natural woodland, riparian zones of the natural streams and the coastal area have been mainly zoned "GB", "CA" and "CPA" on the draft OZP (**Plans 6, 8a, 8b and 9**) to reflect their ecological and conservation significance. AFCD considers that the conservation zonings in the draft OZP are appropriate from the nature conservation point of view.

(n) For the remaining "AGR" zone proposed by the IIR of Ko Tong Village, it is a small piece of flat land situated in between the existing northern village cluster of Ko Tong and Pak Tam Road, mainly comprising a village access and a lawn with shrubs and younger trees, and hence has been zoned "V" zone to better reflect its current setting (**Plans 6 and 8b**).

(o) It should be noted that private land within the "GB" zone is primarily demised for agricultural purpose under Block Government Lease, and 'Agricultural Use' is in general always permitted under this zoning. For some scattered and isolated building lots, there is provision for their development under planning application system in the "GB" zone. As such, there is no deprivation of the rights of the landowners in the "GB" zone and no hindrance to farming activities even not designating the "AGR" zone.

To Designate the Area as Country Park

(p) Designation of Country Parks is under the jurisdiction of the Country and Marine Parks Authority governed by the Country Parks Ordinance (Cap. 208) which is outside the purview of the Board. Preparation of the statutory plan would not preclude any future designation of Country Parks.

4.2 In summary, no zoning amendments to the previous draft OZP have been proposed and the land use zonings on the draft OZP (No. S/NE-TT/B) as highlighted in paragraph 2.2 are considered appropriate.

4.3 Minor refinements to the Notes and ES are highlighted (***bold and italics*** for addition and cross out for deletion) at **Annexes II and III** respectively for Members' easy reference.

5 CONSULTATION

The TPDC and SKNRC will be consulted after the Board's agreement to the publication of the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP under section 5 of the Ordinance during the exhibition period of the OZP.

6. DECISION SOUGHT

Members are invited to:

(a) note the comments from and responses to the TPDC, SKNRC, concerned IIRs and

indigenous villagers, and the green/concern groups on the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B;

(b) agree that the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B (to be renumbered as S/NE-TT/1 upon gazetting) and its Notes (**Annexes I and II**) are suitable for exhibition for public inspection under section 5 of the Ordinance;

(c) adopt the ES (**Annex III**) 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

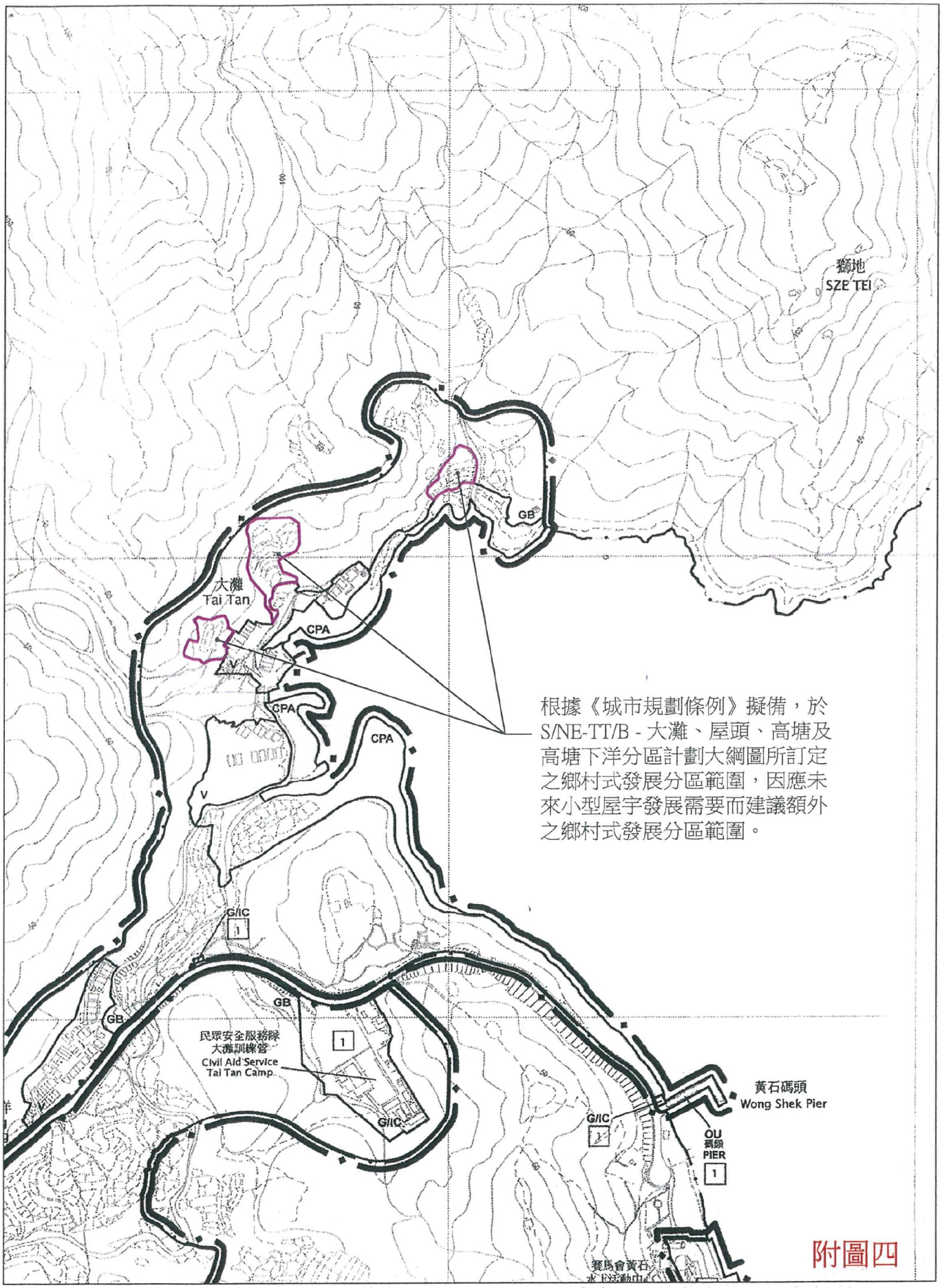
(d) agree that the ES is suitable for exhibition for public inspection together with the draft OZP and issued under the name of the Board.

7. <u>Attachments</u>

Drawing 1	Proposal from the IIR of Tai Tan Village
Drawing 2	Proposal from the IIR of Uk Tau Village
Drawings 3a and 3b	Proposals from the IIR of Ko Tong Village
Drawing 3c	Proposals from Two Indigenous Villagers of Ko Tong Village
Drawing 4	Proposals from the IIR of Ko Tong Ha Yeung Village
Plan 1	Proposed Land Uses of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B
Plan 2	Aerial Photos
Plan 3	Village 'Environs' and Existing Physical Features
Plan 4	Existing Land Uses
Plan 5	Land Ownership and Village 'Environs'
Plan 6	Development Constraints and Proposed Land Uses
Plan 7	Disturbances to the Natural Environment, Land Control and Planning Enforcement Actions
Plans 8a and 8b	Specific Zoning Proposals from the Villagers
Plan 8c	Concerned Private Lots with Tree Survey Reports submitted by the IIRs of Ko Tong and Ko Tong Ha Yeung Villages
Plan 9	Specific Zoning Proposals from the Green/Concern Groups
Plans 10a to 10d	Aerial Photos on the Gazette Date of the Draft DPA Plan and Recent Aerial Photos for "V" Zones
Annex I	Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B
Annex II	Notes of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B
Annex III	Explanatory Statement of the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B
Annex IV	Extract of Minutes of the Town Planning Board Meeting held on 26.2.2016
Annex V	Town Planning Board Paper No. 10074 (considered by the Town Planning Board on 26.2.2016)
Annex VI-1	Submission from the Vice-Chairman of SKNRC received on 11.3.2016
Annex VI-2	Submissions from the IIR of Tai Tan Village received on 31.3.2016,

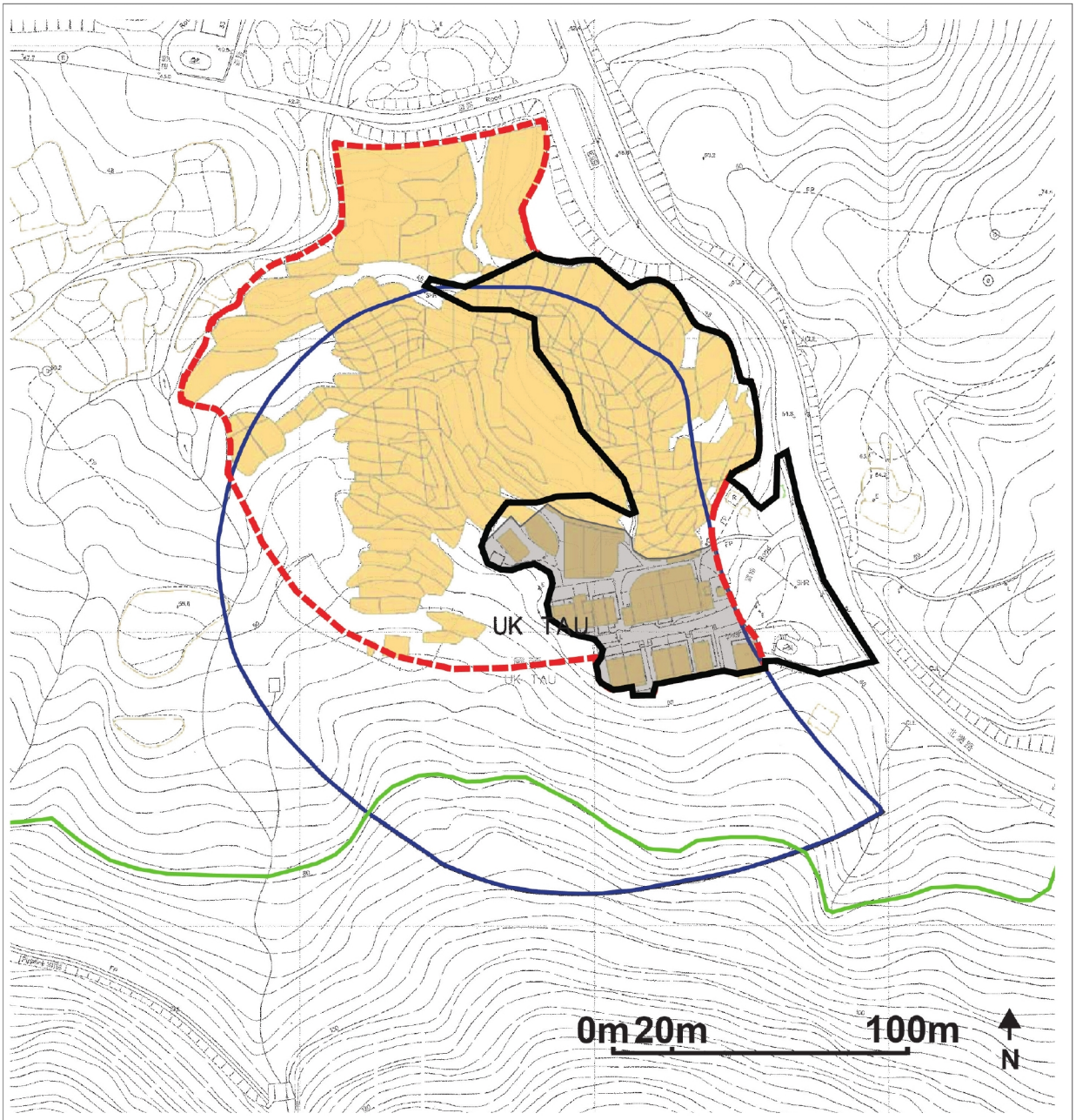
	30.5.2016 and 2.6.2016
Annex VI-3	Submissions from the IIR of Uk Tau Village and his Consultant received on 11.3.2016 and 13.4.2016
Annex VI-4	Submissions from the IIR of Ko Tong Village received on 31.3.2016, 5.4.2016 and 12.4.2016
Annex VI-5	Submissions from Two Indigenous Villagers of Ko Tong Village received on 31.3.2016, 5.4.2016 and 15.4.2016
Annex VI-6	Submissions from IIR of Ko Tong Ha Yeung Village received on 31.3.2016, 15.4.2016 and 25.4.2016
Annex VI-7	Extract of Meeting Minutes of the TPDC held on 11.5.2016
Annex VII-1	Submission from KFBG received on 24.3.2016
Annex VII-2	Submission from HKBWS received on 26.5.2016

PLANNING DEPARTMENT
JULY 2016



(SOURCE : PROPOSAL FROM THE INDIGENOUS INHABITANT REPRESENTATIVE OF TAI TAN VILLAGE RECEIVED ON 31.3.2016)

REFERENCE No. M/CPE/TT/16/3	DRAWING 1



LEGEND

- Proposed Amendment on the "V" Zone
- "V" Zone in the Draft OZP
- "VE" Boundary of Uk Tau
- Country Park Boundary
- "V" Zone in the Draft DPA Plan
- Private Lots

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

ARUP

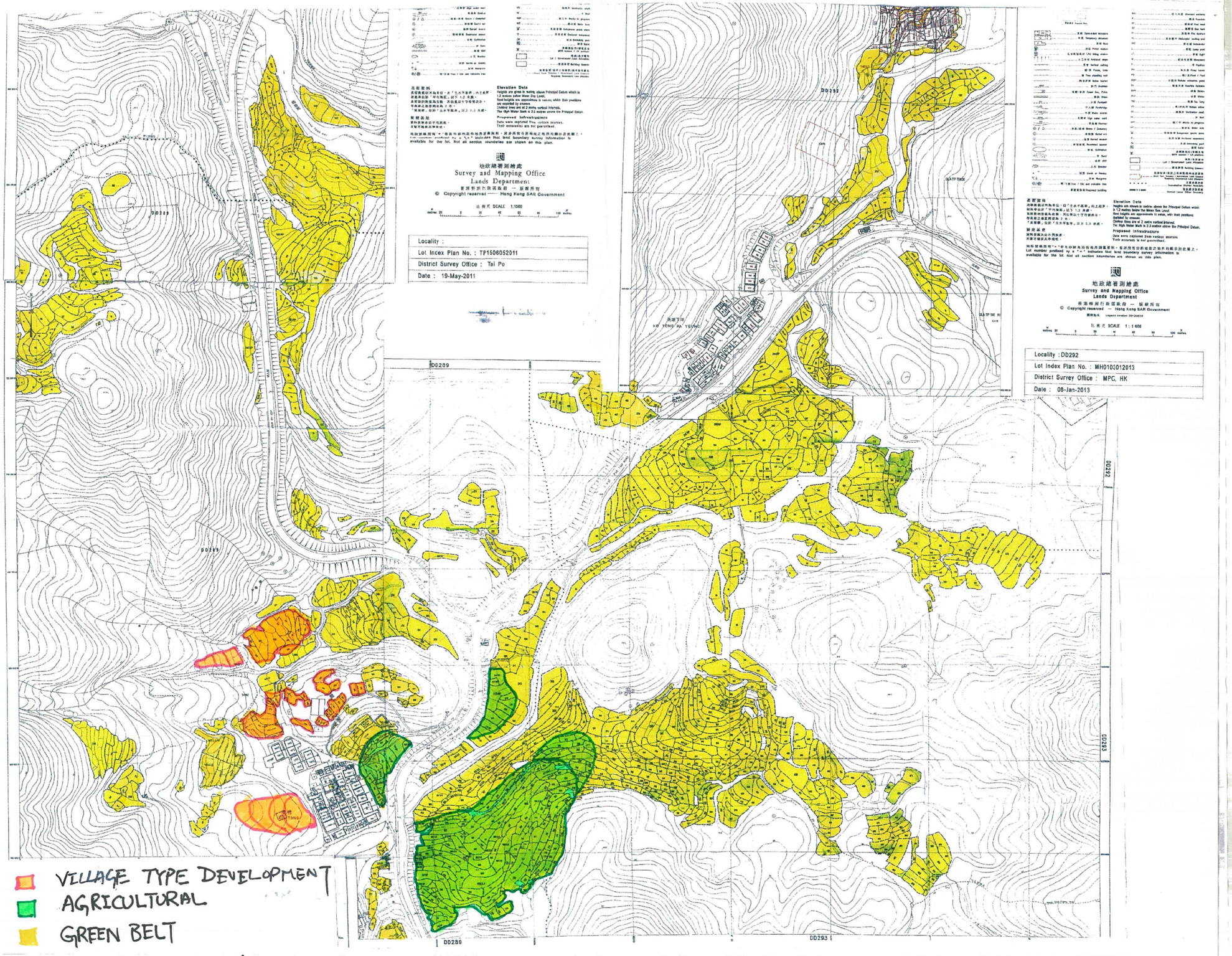
Comments on Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan No. S/NE-TT/B

Figure Title	Scale	Date	Figure No.
Proposed Amendment on the "V" Zone	As shown	April 2016	3

(SOURCE : PROPOSAL FROM THE INDIGENOUS INHABITANT REPRESENTATIVE OF UK TAU VILLAGE RECEIVED ON 13.4.2016)

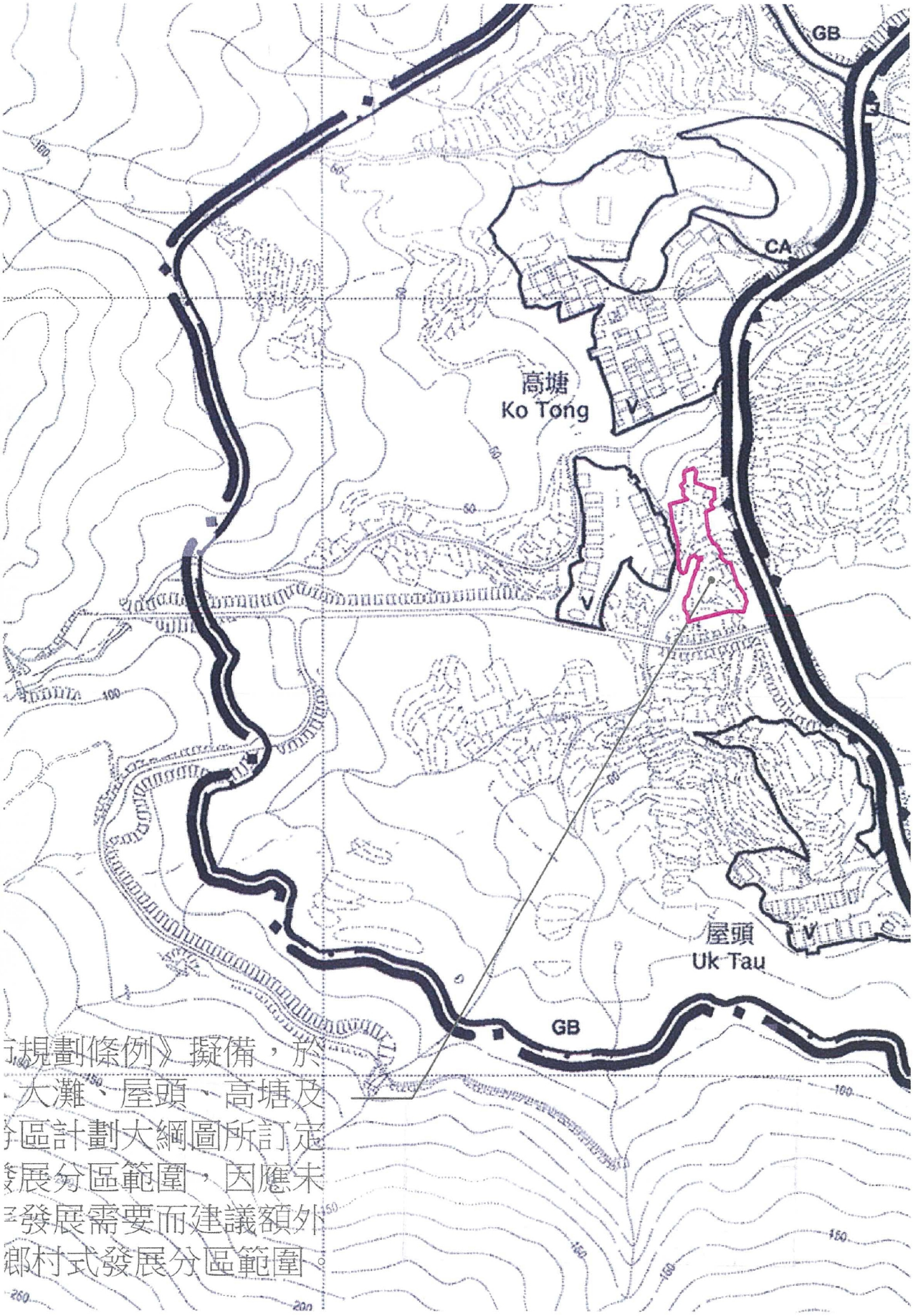
REFERENCE No. M/CPE/TT/16/3	DRAWING 2

附圖 1.



(SOURCE : PROPOSALS FROM THE INDIGENOUS INHABITANT REPRESENTATIVE OF KO TONG VILLAGE RECEIVED ON 31.3.2016)

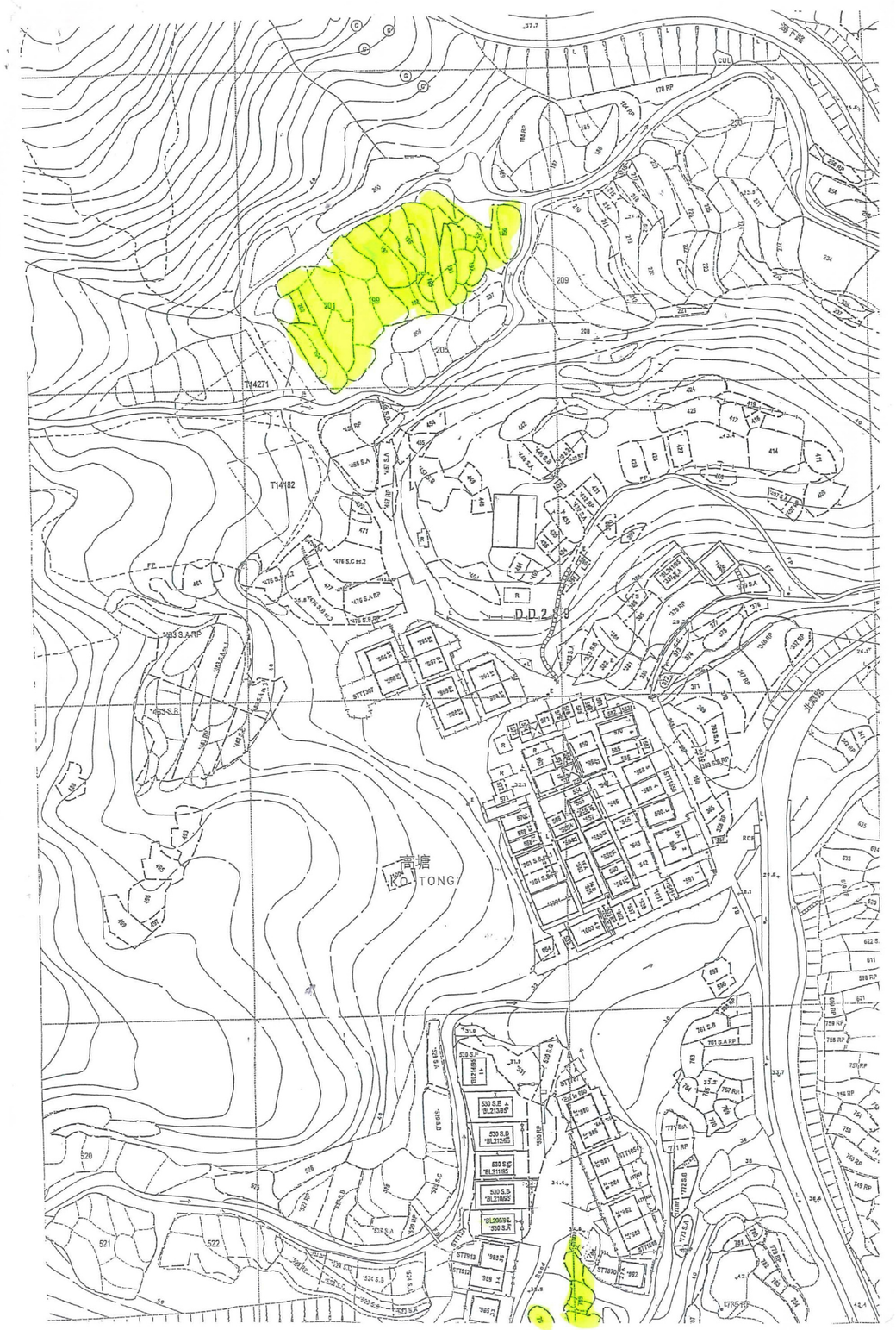
REFERENCE No. M/CPE/TT/16/3	DRAWING 3a



規劃條例》擬備，於
大灘、屋頭、高塘及
分區計劃大綱圖所訂定
發展分區範圍，因應未
發展需要而建議額外
鄉村式發展分區範圍

(SOURCE : PROPOSAL FROM THE INDIGENOUS INHABITANT REPRESENTATIVE OF KO TONG VILLAGE RECEIVED ON 5.4.2016)

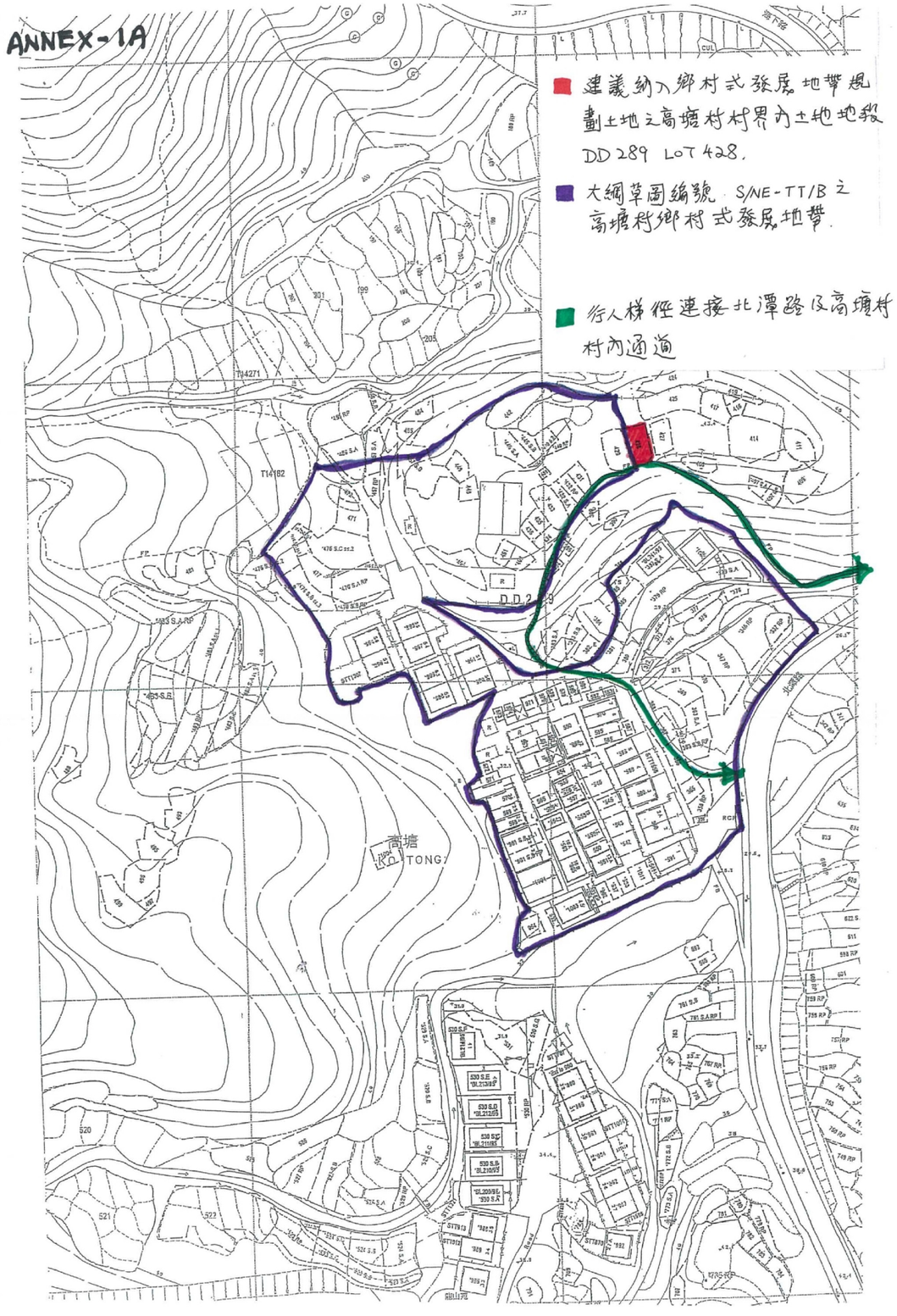
REFERENCE No. M/CPE/TT/16/3	DRAWING 3b



(SOURCE : PROPOSAL FROM AN INDIGENOUS VILLAGER OF KO TONG VILLAGE FOR "VILLAGE TYPE DEVELOPMENT" ZONE RECEIVED ON 31.3.2016)

Remarks: This drawing covers some lots other than those indicated in the covering letter of the indigenous villager's submission (Appendix VI-5). Plan 8a is prepared based on the letter.

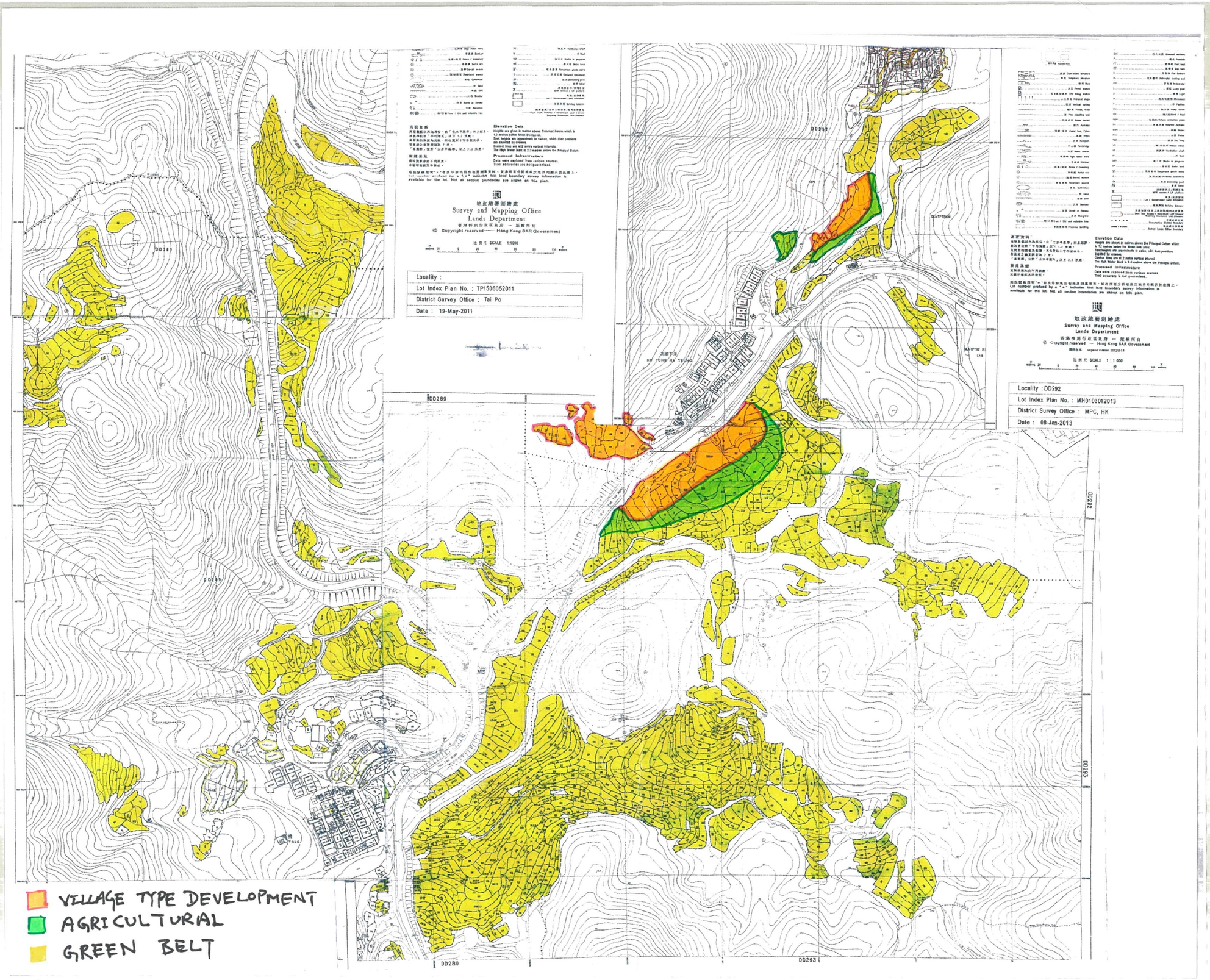
ANNEX-1A



(SOURCE : PROPOSAL FROM ANOTHER INDIGENOUS VILLAGER OF KO TONG VILLAGE RECEIVED ON 15.4.2016)

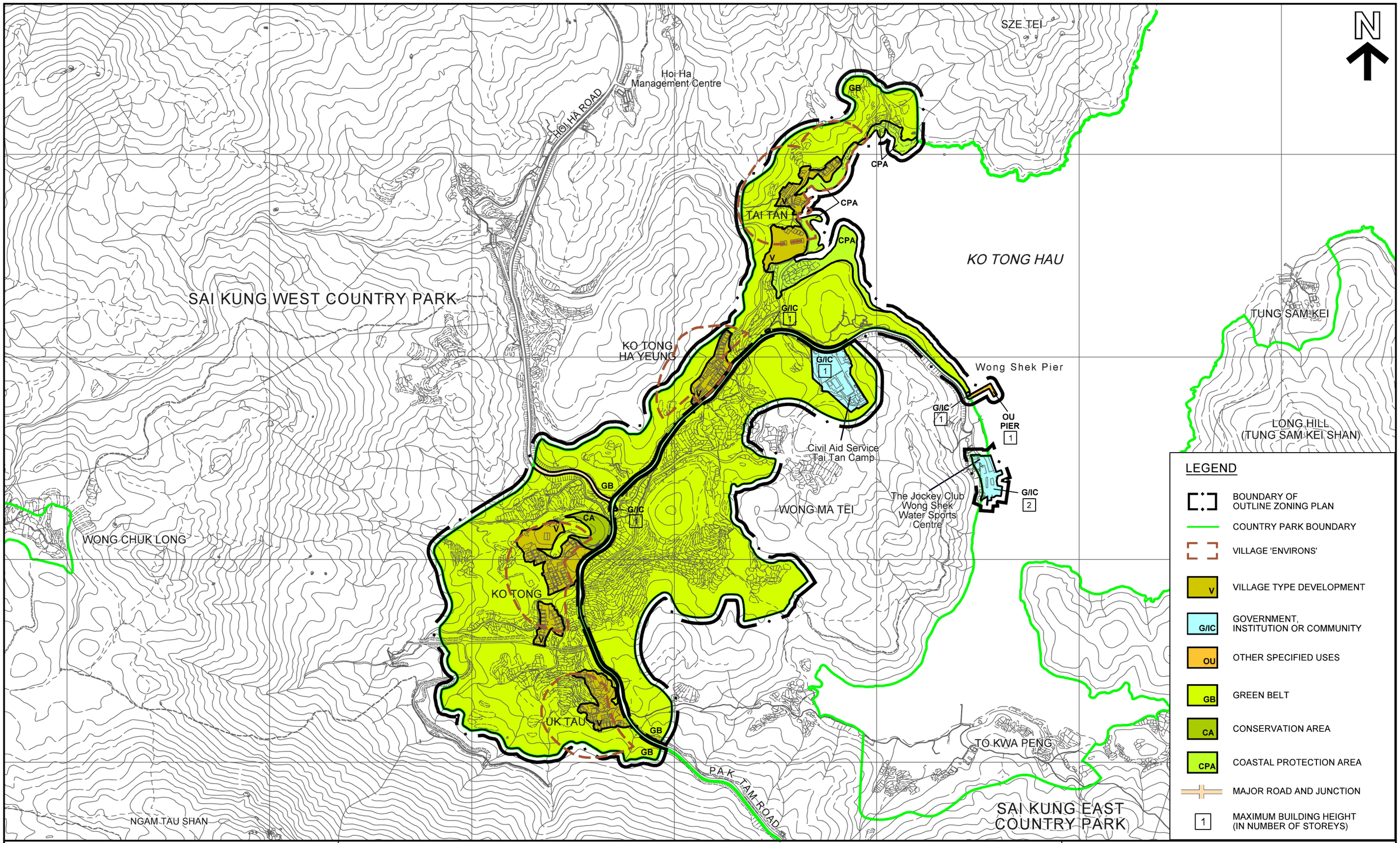
REFERENCE No. M/CPE/TT/16/3	DRAWING 3c

附圖 1.



南塘下洋村規劃建議 (SOURCE : PROPOSALS FROM THE INDIGENOUS INHABITANT REPRESENTATIVE OF KO TONG HA YEUNG VILLAGE RECEIVED ON 31.3.2016)

REFERENCE No. M/CPE/TT/16/3	DRAWING 4



PLAN PREPARED ON 9.5.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

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

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
1



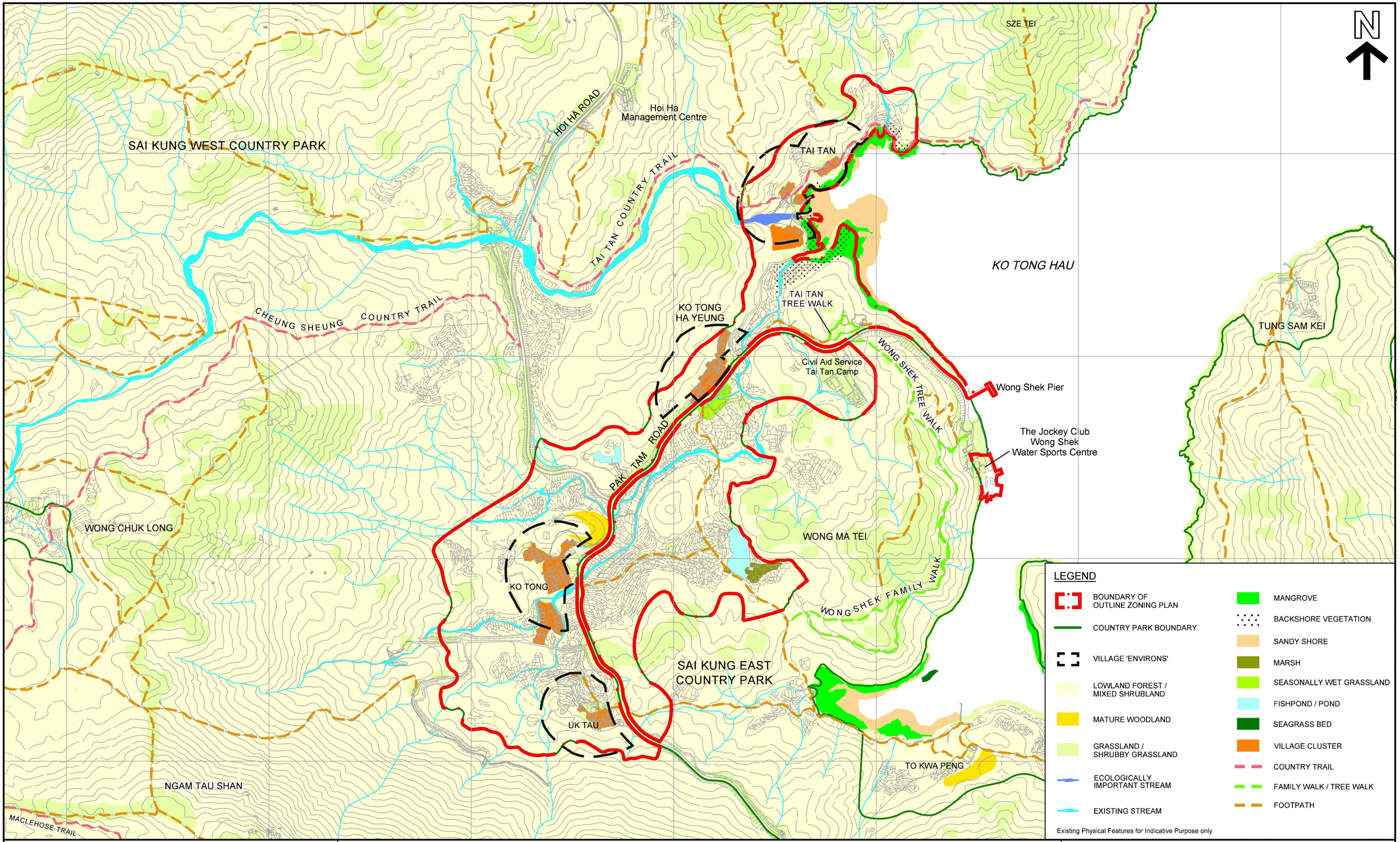
PLAN PREPARED ON 9.5.2016 BASED ON
AERIAL PHOTOS No. CW11487, CW11626
AND CW11628 TAKEN ON 14.1.2015
BY LANDS DEPARTMENT

AERIAL PHOTOS

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

PLANNING DEPARTMENT

REFERENCE No.	PLAN
M/CPE/TT/16/3	2



PLAN PREPARED ON 29.6.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
3

N

SZE TEI

HOI HA ROAD

Hoi Ha
Management Centre

TAI TAN

Tai Tan
Country Trail

SAI KUNG WEST COUNTRY PARK

PUBLIC REST AREA AND LOOKOUT

HAU TONG KAI

KO TONG HAU

TUNG SAM KEI

KO TONG
HA YEUNG

ESS

RCP

TELEPHONE
EXCHANGE

Civil Aid Service
Tai Tan Camp

RCP

Wong Shek Pier

PAK TAM ROAD

The Jockey Club
Wong Shek
Water Sports Centre

LONG HILL
(TUNG SAM KEI SHAN)

ESS

RCP

WONG MA TEI

WONG CHUK LONG

KO TONG

RCP

SAI KUNG EAST
COUNTRY PARK

ESS

RCP

UK TAU

TO KWA PENG

NGAM TAU SHAN

LEGEND

- BOUNDARY OF OUTLINE ZONING PLAN
- COUNTRY PARK BOUNDARY
- NATURAL VEGETATED AREA
- DEVELOPED AREA
- VILLAGE CLUSTER
- PUBLIC TOILET
- RCP — REFUSE COLLECTION POINT
- ESS — ELECTRICITY SUBSTATION
- VACANT SCHOOL
- BURIAL GROUND (INSIDE THE STUDY AREA)

PLAN PREPARED ON 9.5.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

EXISTING LAND USES

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

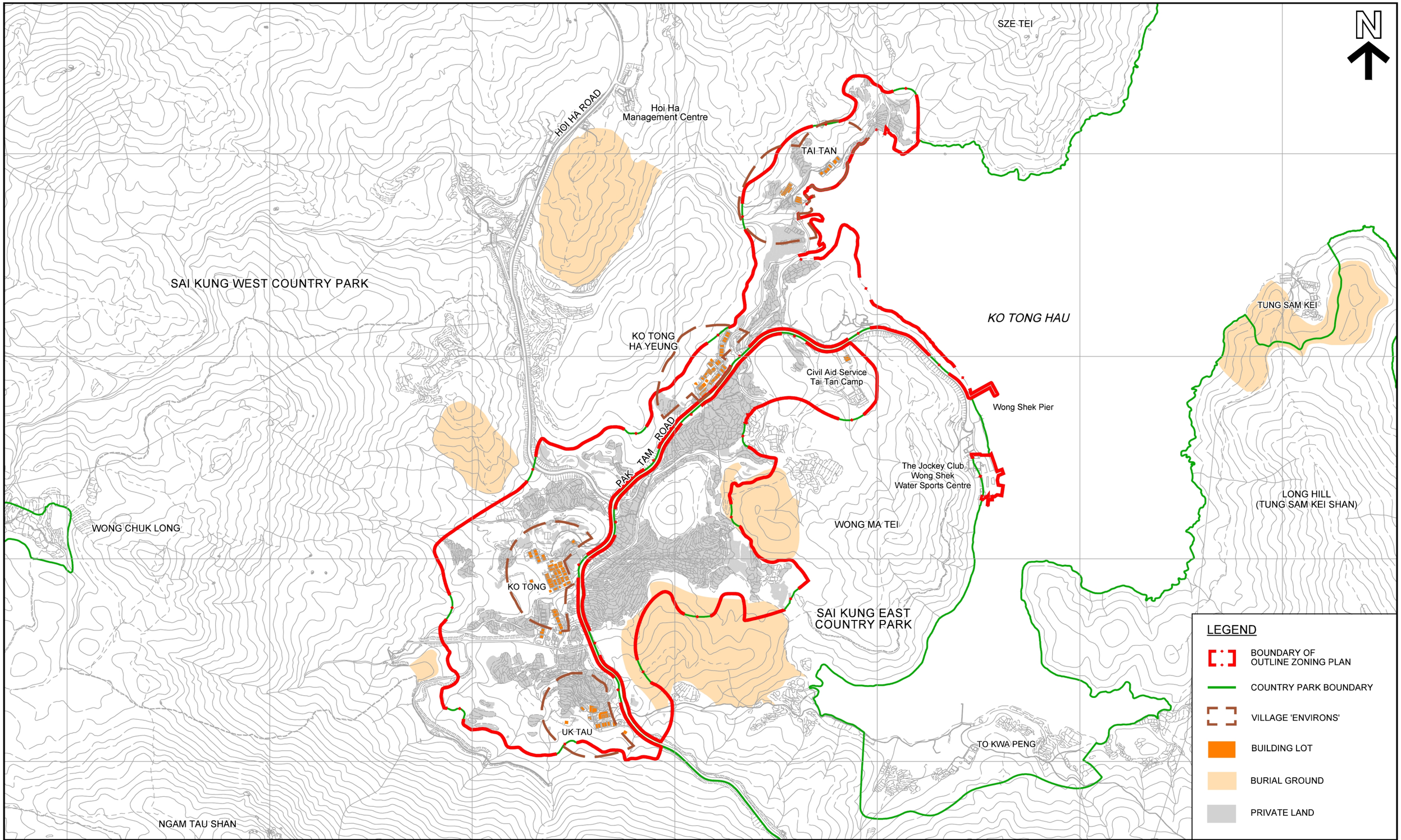
SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
4



PLAN PREPARED ON 9.5.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

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

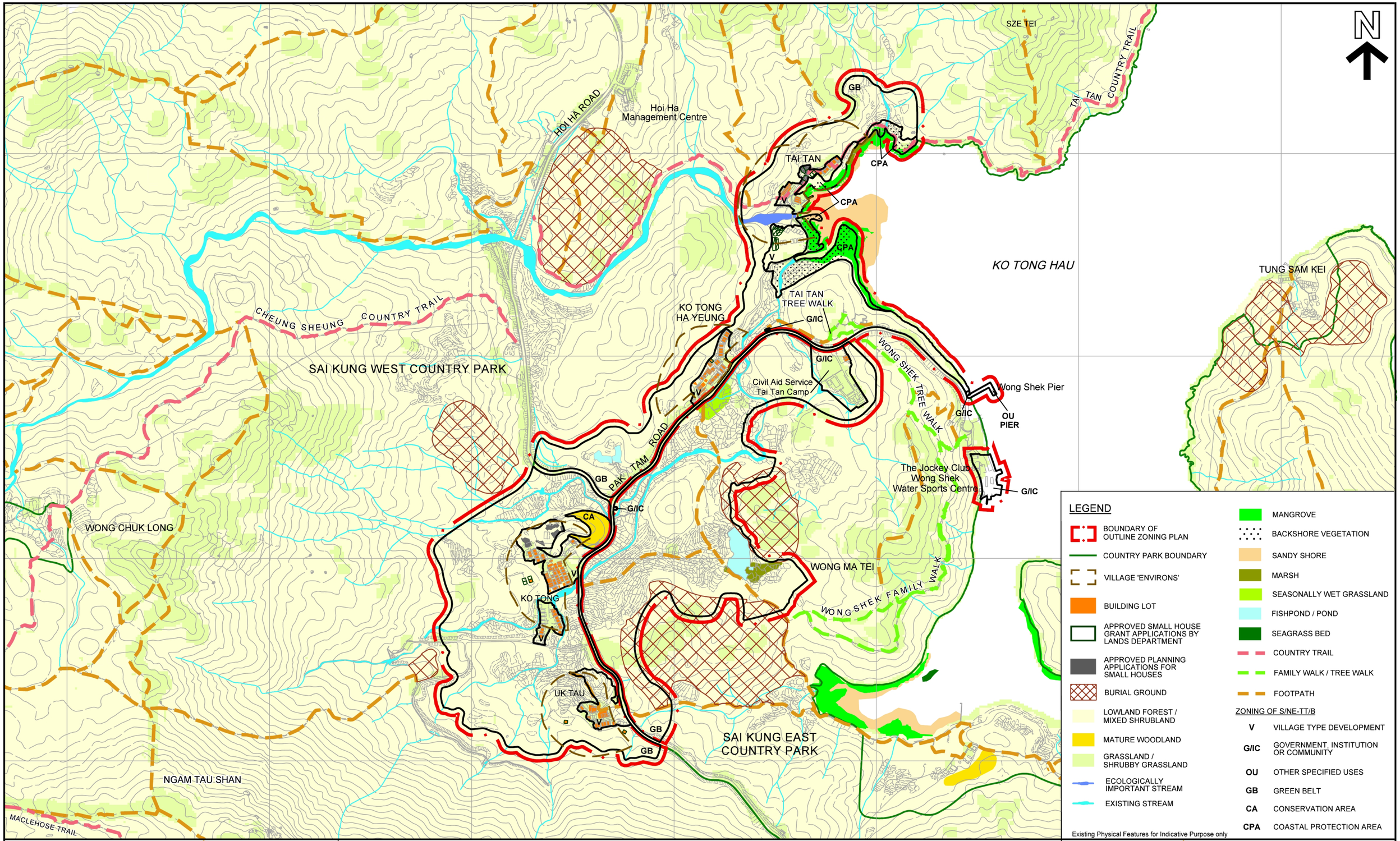
SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
5



PLAN PREPARED ON 7.7.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

DEVELOPMENT CONSTRAINTS AND PROPOSED LAND USES

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
6



WOODLAND CLEARANCE AND
UNAUTHORIZED LAND FILLING ACTIVITES IN TAI TAN



WOODLAND CLEARANCE IN TAI TAN



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



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



UNAUTHORIZED TRACK IN KO TONG



WOODLAND CLEARANCE IN KO TONG





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

① VIEWING POINT OF SITE PHOTOS

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

EXTRACT PLAN PREPARED ON 1.6.2016
BASED ON DEVELOPMENT PERMISSION
AREA PLAN No. DPA/NE-TT/2
APPROVED ON 4.11.2014

DISTURBANCES TO THE NATURAL ENVIRONMENT, LAND CONTROL AND PLANNING ENFORCEMENT ACTIONS

SCALE 1 : 5 000

METRES 100 0 100 200 300 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
7







SAI KUNG WEST COUNTRY PARK

Hoi Ha Management Centre

PROPOSED "V" ZONE EXPANSIONS BY THE IIR OF TAI TAN VILLAGE

TAI TAN

SZE TEI

KO TONG HAU

PROPOSED "V" ZONE EXPANSIONS AND "AGR" ZONES BY THE IIR OF KO TONG HA YEUNG VILLAGE

KO TONG HA YEUNG

HOI HA ROAD

PAK TAM ROAD

Civil Aid Service Tai Tan Camp

SAI KUNG EAST COUNTRY PARK

Wong Shek Pier

The Jockey Club Wong Shek Water Sports Centre

GB

CPA

V

G/IC 1

G/IC 2

OU PIER 1

LEGEND

- BOUNDARY OF OUTLINE ZONING PLAN
- COUNTRY PARK BOUNDARY
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM
- VILLAGE 'ENVIRONS'

ZONING OF S/NE-TT/B

- V — VILLAGE TYPE DEVELOPMENT
- G/IC — GOVERNMENT, INSTITUTION OR COMMUNITY
- OU — OTHER SPECIFIED USES
- GB — GREEN BELT
- CPA — COASTAL PROTECTION AREA
- MAJOR ROAD AND JUNCTION
- 1 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

ZONING PROPOSALS FROM THE INDIGENOUS INHABITANT REPRESENTATIVES (IIRs) AND INDIGENOUS VILLAGERS

- VILLAGE TYPE DEVELOPMENT
- AGRICULTURE
- GREEN BELT (PROPOSALS FROM THE IIRs OF KO TONG AND KO TONG HA YEUNG VILLAGES)
- GREEN BELT (PROPOSAL FROM THE IIR OF KO TONG VILLAGE)
- VIEWING DIRECTION FROM HELICOPTER
- SUBJECT TO DISTURBANCES TO THE NATURAL ENVIRONMENT, LAND CONTROL AND PLANNING ENFORCEMENT ACTIONS FOR DETAILS REFER TO PLAN 7

PLAN PREPARED ON 30.6.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/C, 8-NW-10C/D AND 15A/B/C/D

SPECIFIC ZONING PROPOSALS FROM THE VILLAGERS

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

SCALE 1 : 5 000

METRES 100 0 100 200 300 400 METRES

PLANNING DEPARTMENT

REFERENCE No. M/CPE/TT/16/3

PLAN 8a

SAI KUNG WEST COUNTRY PARK

PROPOSED "V" ZONE EXPANSIONS AND "AGR" ZONES BY THE IIR OF KO TONG VILLAGE

PROPOSED "V" ZONE EXPANSION BY THE IIR OF UK TAU VILLAGE

PROPOSED "V" ZONE EXPANSIONS TO COVER LOTS 190, 191, 195 TO 199, 201, 202, 204, 789 AND 794 IN D.D. 289 BY AN INDIGENOUS VILLAGER OF KO TONG VILLAGE

PROPOSED "V" ZONE EXPANSION TO COVER LOT 428 IN D.D. 289 BY AN INDIGENOUS VILLAGER OF KO TONG VILLAGE

PROPOSED REZONING OF LOTS 363, 365 TO 370 IN D.D. 289 BY THE IIR OF KO TONG VILLAGE FROM "V" TO "AGR"

WONG MA TEI

KO TONG

UK TAU

SAI KUNG EAST COUNTRY PARK

PAK TAM ROAD

The Jockey Club Wong Shek Water Sports Centre

GB

CA

G/IC 1

G/IC 2

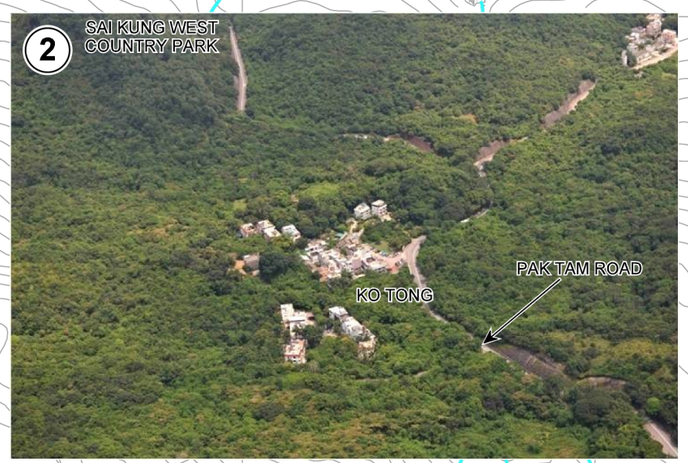
V

1

2

3







N

LEGEND

- BOUNDARY OF OUTLINE ZONING PLAN
- COUNTRY PARK BOUNDARY
- EXISTING STREAM
- VILLAGE 'ENVIRONS'

ZONING OF S/NE-TT/B

- V — VILLAGE TYPE DEVELOPMENT
- G/IC — GOVERNMENT, INSTITUTION OR COMMUNITY
- GB — GREEN BELT
- CA — CONSERVATION AREA
- MAJOR ROAD AND JUNCTION
- 1 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

ZONING PROPOSALS FROM THE INDIGENOUS INHABITANT REPRESENTATIVES (IIRs) AND INDIGENOUS VILLAGERS

- VILLAGE TYPE DEVELOPMENT
- AGRICULTURE
- GREEN BELT (PROPOSALS FROM THE IIRs OF KO TONG AND KO TONG HA YEUNG VILLAGES)
- GREEN BELT (PROPOSAL FROM THE IIR OF KO TONG VILLAGE)
- GREEN BELT (PROPOSAL FROM THE IIR OF KO TONG HA YEUNG VILLAGE)
- 1 — VIEWING DIRECTION FROM HELICOPTER
- SUBJECT TO DISTURBANCES TO THE NATURAL ENVIRONMENT, LAND CONTROL AND PLANNING ENFORCEMENT ACTIONS FOR DETAILS REFER TO PLAN 7

PLAN PREPARED ON 30.6.2016
BASED ON SURVEY SHEETS No. 8-NE-11C, 16A/B/C, 8-NW-14D, 15C/D, 19B/D AND 20A/B/C/D

SPECIFIC ZONING PROPOSALS FROM THE VILLAGERS

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

SCALE 1 : 5 000

METRES 100 0 100 200 300 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
8b

LOTS 427 S.A, 427 S.B, 427 S.C, 427 RP, 428 S.A, 428 S.B, 428 RP, 431 S.A, 431 S.B AND 431 RP IN D.D. 292



LOT 252 IN D.D. 292



LOTS 199, 201, 202 AND 204 IN D.D. 289



SZE TEI
HOI HA ROAD
Hoi Ha Management Centre
TAI TAN COUNTRY TRAIL
KO TONG HAU
CHEUNG SHEUNG COUNTRY TRAIL
TAI TAN TREE WALK
Civil Aid Service Tai Tan Camp
WONG SHEK TREE WALK
Wong Shek Pier
The Jockey Club Wong Shek Water Sports Centre
PAK TAM ROAD
SAI KUNG WEST COUNTRY PARK
WONG CHUK LONG
WONG MA TEI
KO TONG
WONG SHEK FAMILY WALK
SAI KUNG EAST COUNTRY PARK
UK TAU
TO KWA PENG
MACLEHOSE TRAIL

LEGEND

- BOUNDARY OF OUTLINE ZONING PLAN
- COUNTRY PARK BOUNDARY
- VILLAGE 'ENVIRONS'
- LOWLAND FOREST / MIXED SHRUBLAND
- MATURE WOODLAND
- GRASSLAND / SHRUBBY GRASSLAND
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM
- MANGROVE
- BACKSHORE VEGETATION
- SANDY SHORE
- MARSH
- SEASONALLY WET GRASSLAND
- FISHPOND / POND
- SEAGRASS BED
- VILLAGE CLUSTER
- COUNTRY TRAIL
- FAMILY WALK / TREE WALK
- FOOTPATH
- VIEWING DIRECTION FROM HELICOPTER

Existing Physical Features for Indicative Purpose only

PLAN PREPARED ON 29.6.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

CONCERNED PRIVATE LOTS WITH TREE SURVEY REPORTS SUBMITTED BY THE IIRs OF KO TONG AND KO TONG HA YEUNG VILLAGES

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
8c

SAI KUNG WEST COUNTRY PARK

SZE TEI

N

Hoi Ha Management Centre

HOI HA ROAD

PROPOSED DESIGNATING THE WOODLAND AS "CONSERVATION AREA"



PROPOSED DESIGNATING THE RIPARIAN ZONES OF THE ECOLOGICALLY IMPORTANT STREAM AND NATURAL STREAMS AS "GREEN BELT(1)" OR "CONSERVATION AREA"



GB
CPA
V
G/IC 1
OU PIER 1
Wong Shek Pier
Civil Aid Service Tai Tan Camp
G/IC 2
KO TONG HAU
The Jockey Club Wong Shek Water Sports Centre
CA
WONG MA TEI
SAI KUNG EAST COUNTRY PARK
TO KWA PENG
PAK TAM ROAD
NGAM TAU SHAN

LEGEND

- BOUNDARY OF OUTLINE ZONING PLAN
- COUNTRY PARK BOUNDARY
- 30m RIPARIAN ZONES OF NATURAL STREAMS
- LOWLAND FOREST / MIXED SHRUBLAND
- MATURE WOODLAND
- GRASSLAND / SHRUBBY GRASSLAND
- MANGROVE
- BACKSHORE VEGETATION
- SANDY SHORE
- MARSH
- SEASONALLY WET GRASSLAND
- FISHPOND / POND
- SEAGRASS BED
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM

ZONING OF S/NE-TT/B

- V — VILLAGE TYPE DEVELOPMENT
- G/IC — GOVERNMENT, INSTITUTION OR COMMUNITY
- OU — OTHER SPECIFIED USES
- GB — GREEN BELT
- CA — CONSERVATION AREA
- CPA — COASTAL PROTECTION AREA
- MAJOR ROAD AND JUNCTION
- 1 — MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 1 — VIEWING DIRECTION FROM HELICOPTER

PLAN PREPARED ON 29.6.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

SPECIFIC ZONING PROPOSALS FROM THE GREEN / CONCERN GROUPS

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

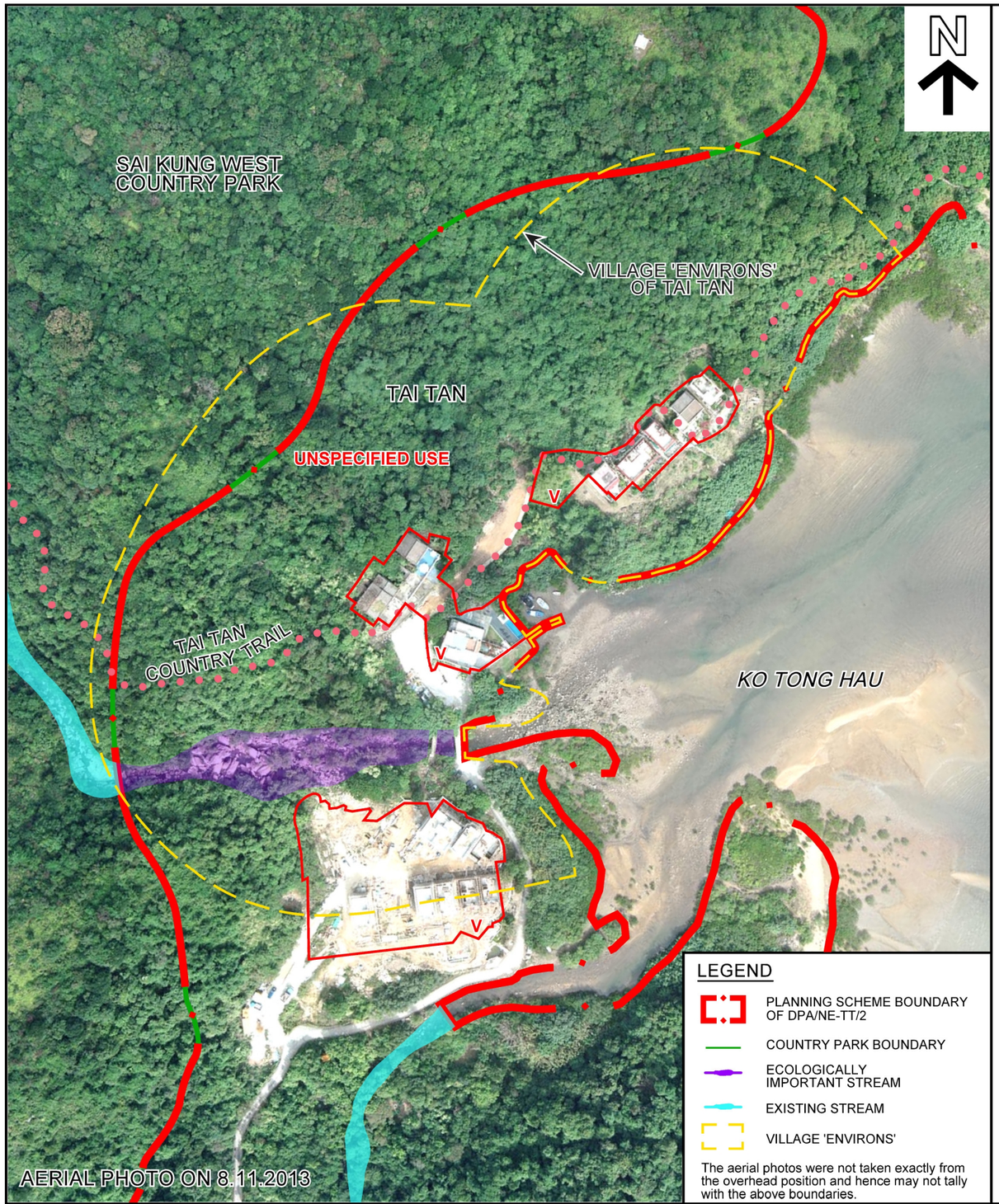
SCALE 1 : 8 500

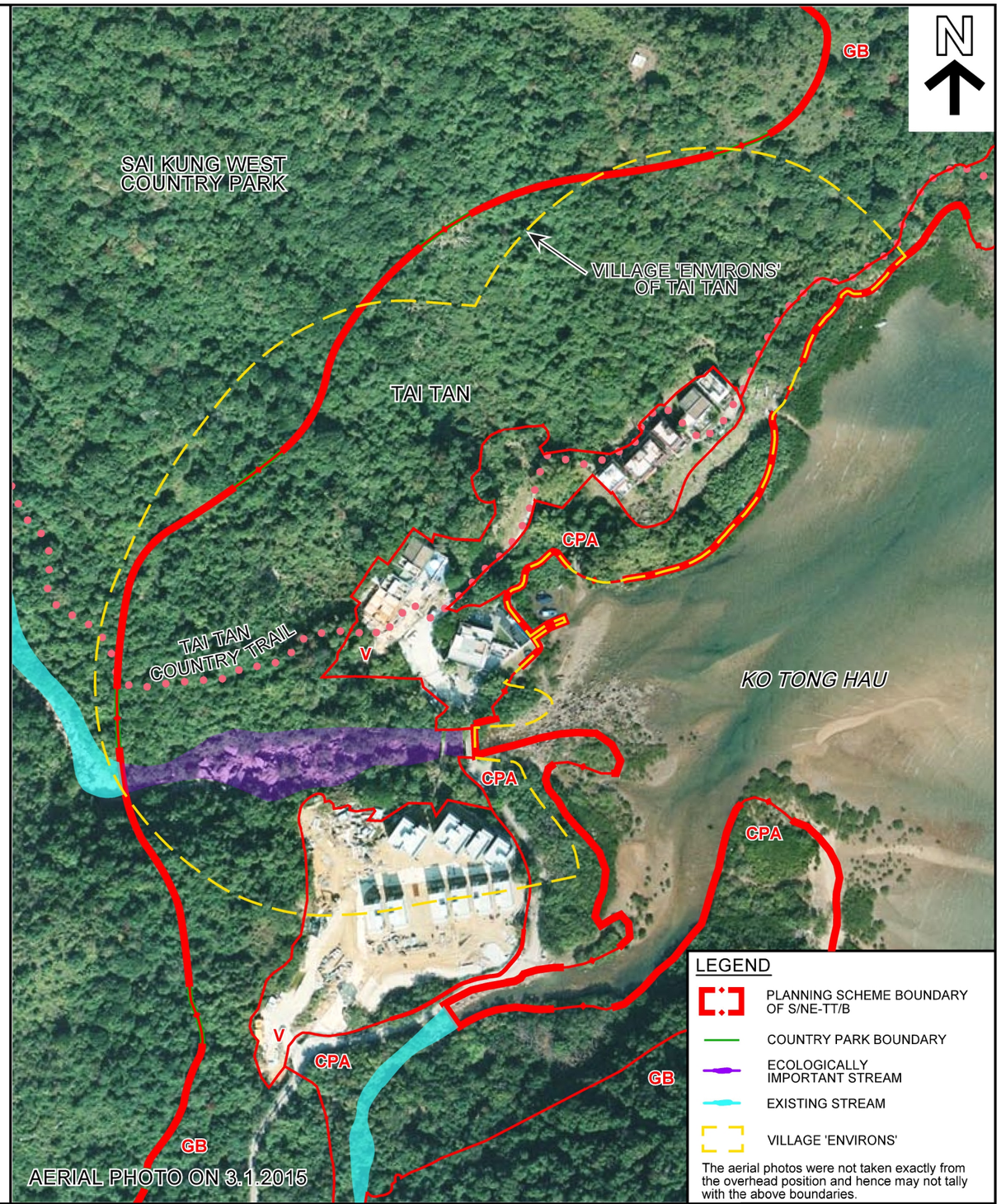
METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

REFERENCE No.
M/CPE/TT/16/3

PLAN
9





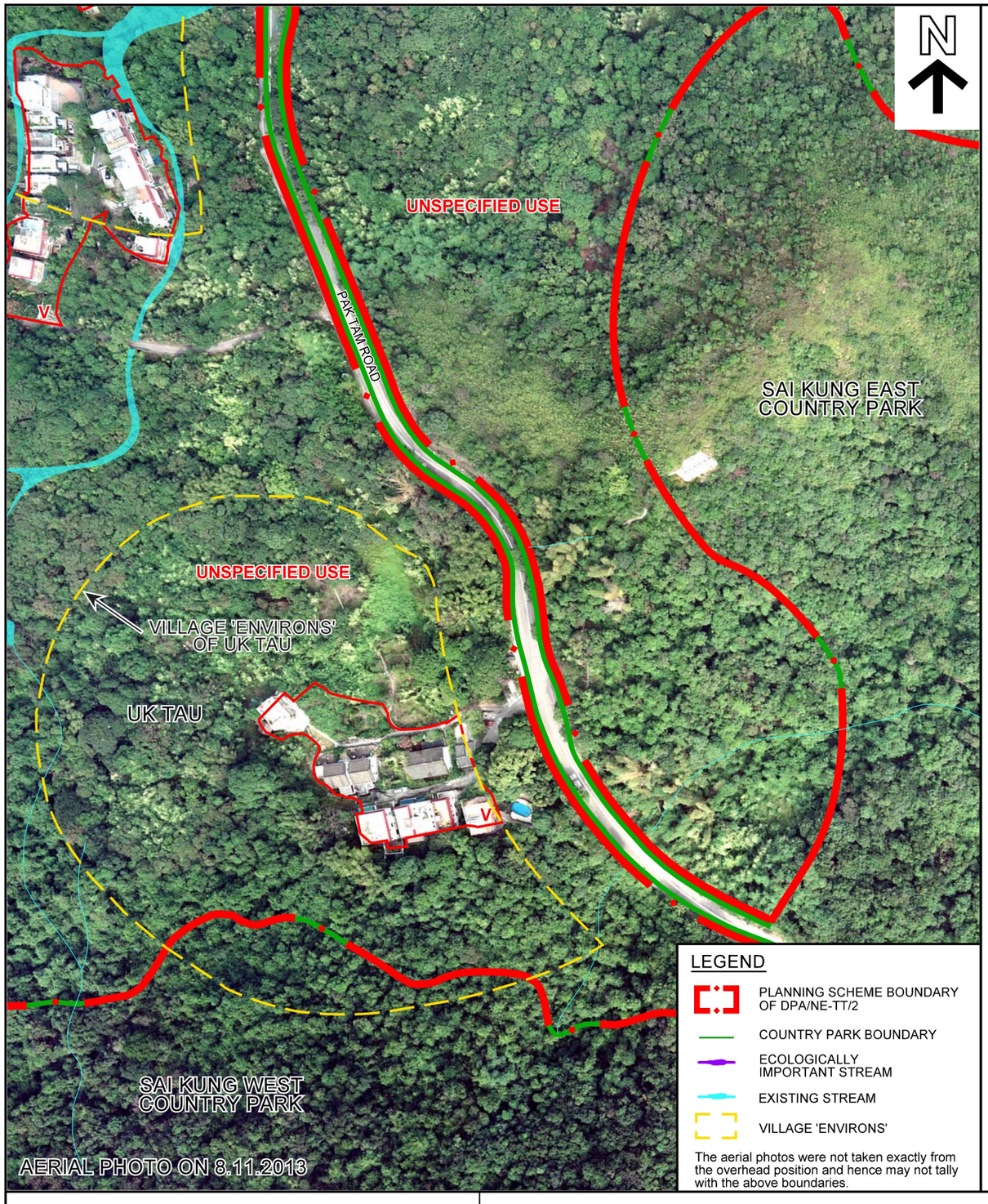
PLAN PREPARED ON 29.6.2016 BASED ON
AERIAL PHOTOS No.CW104273 AND CS56526 TAKEN ON
8.11.2013 AND 3.1.2015 BY LANDS DEPARTMENT

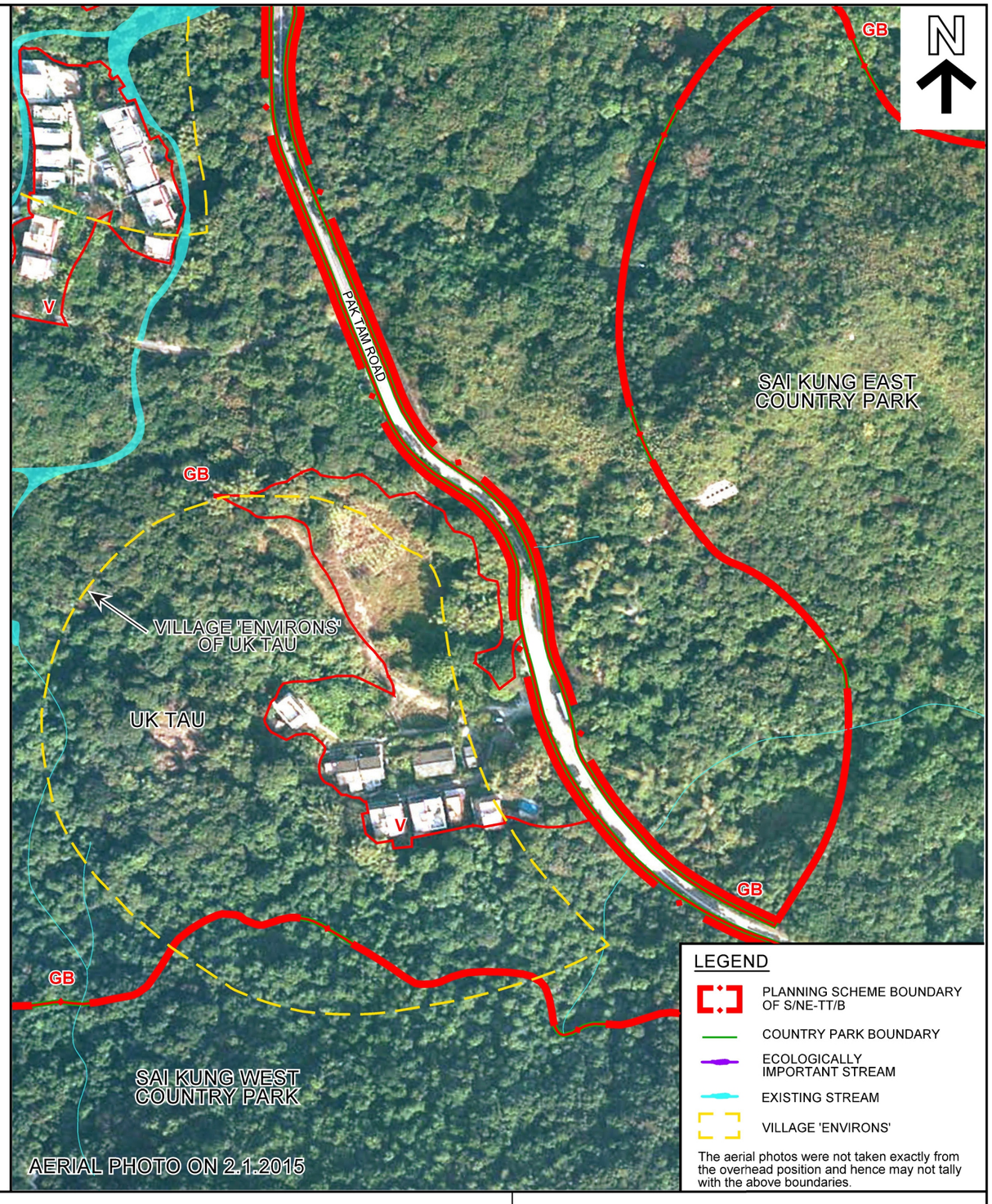
AERIAL PHOTOS

AERIAL PHOTOS ON THE GAZETTE DATE OF THE DRAFT DPA PLAN AND
RECENT AERIAL PHOTOS FOR "VILLAGE TYPE DEVELOPMENT" ZONES

PLANNING DEPARTMENT

REFERENCE No.	PLAN
M/CPE/TT/16/3	10a





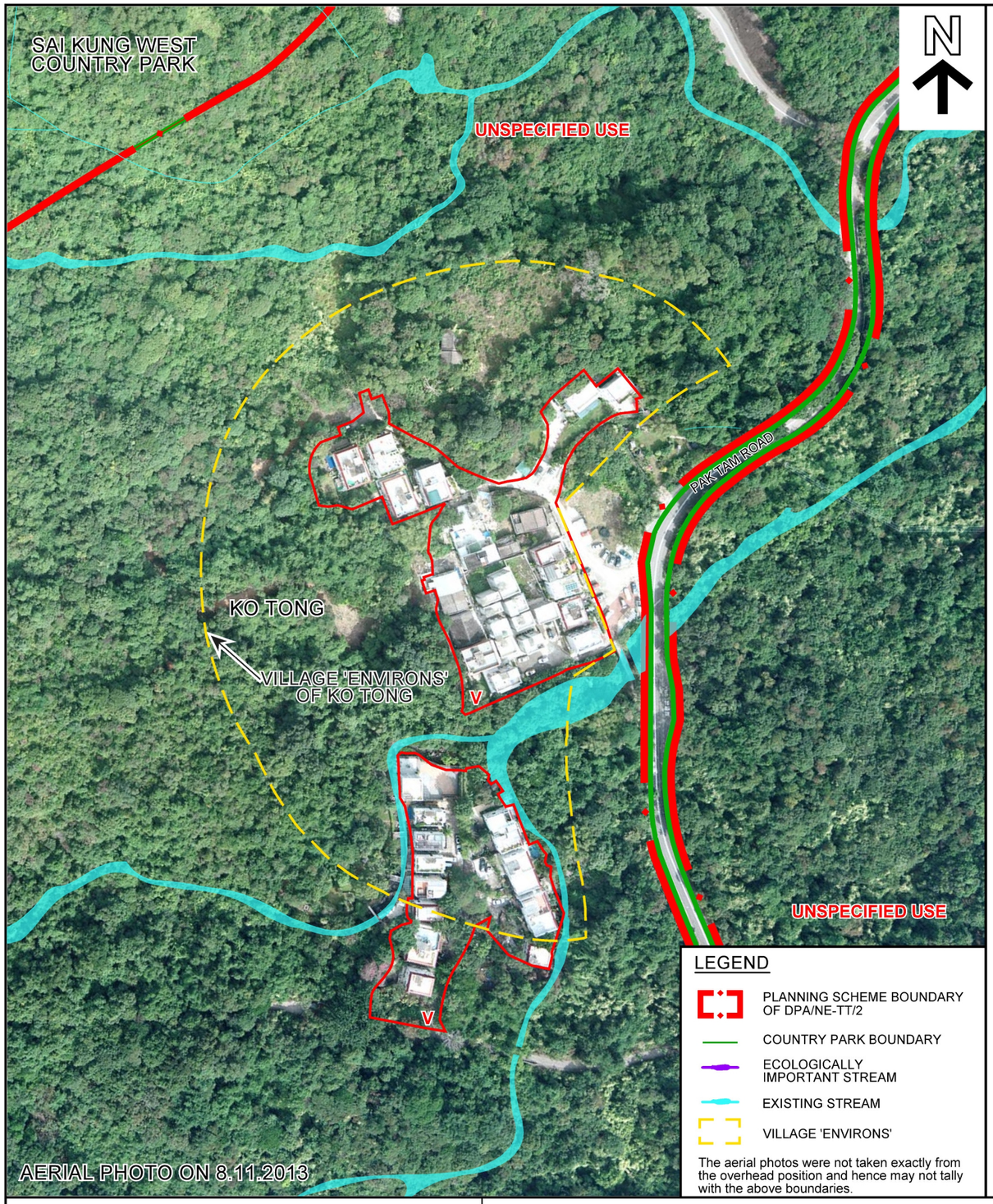
PLAN PREPARED ON 10.5.2016 BASED ON
AERIAL PHOTOS No.CW104263 AND CS55349 TAKEN ON
8.11.2013 AND 2.1.2015 BY LANDS DEPARTMENT

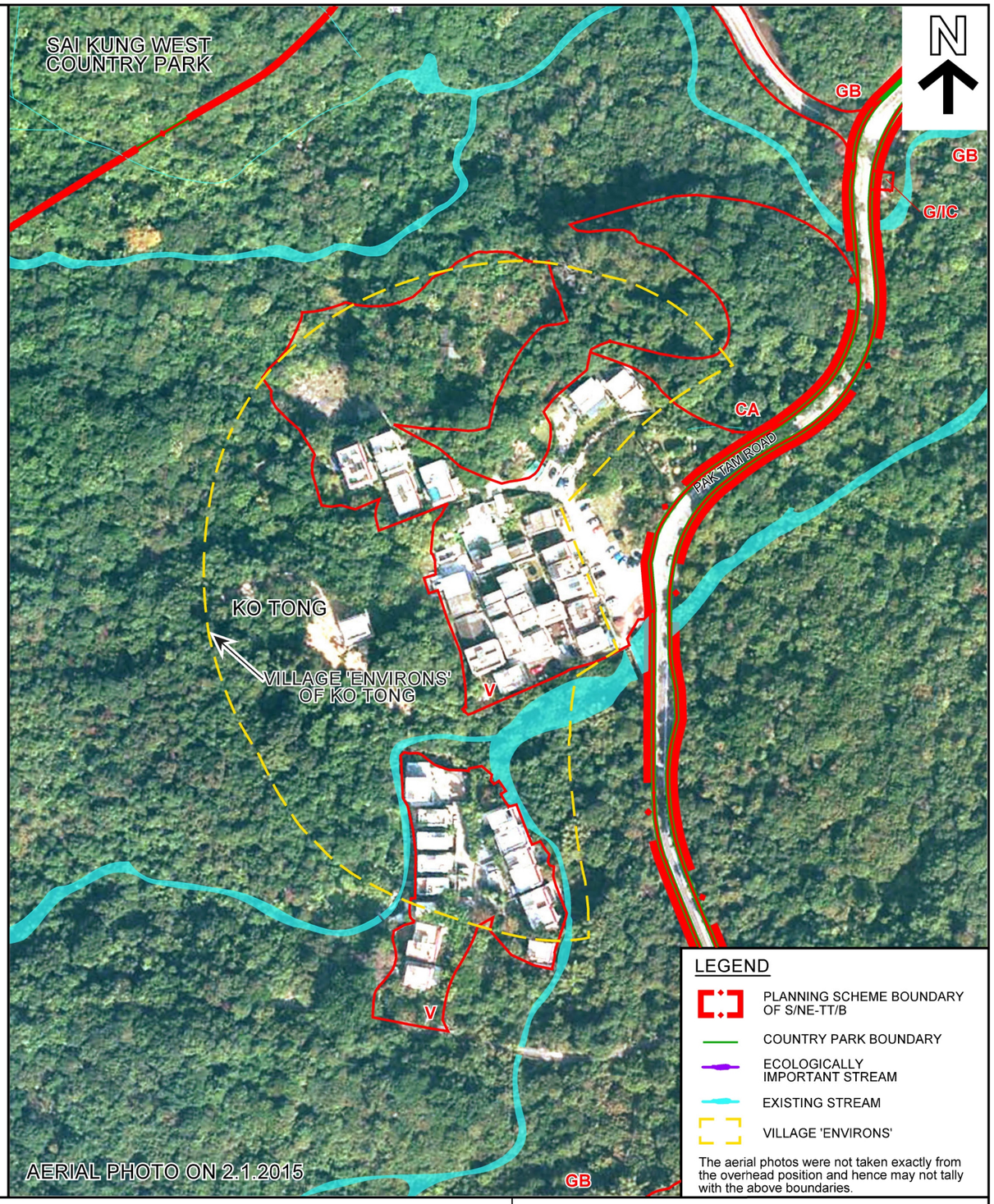
AERIAL PHOTOS

AERIAL PHOTOS ON THE GAZETTE DATE OF THE DRAFT DPA PLAN AND
RECENT AERIAL PHOTOS FOR "VILLAGE TYPE DEVELOPMENT" ZONES

PLANNING DEPARTMENT

REFERENCE No.	PLAN
M/CPE/TT/16/3	10b





LEGEND

- PLANNING SCHEME BOUNDARY OF DPA/NE-TT/2
- COUNTRY PARK BOUNDARY
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM
- VILLAGE 'ENVIRONS'

The aerial photos were not taken exactly from the overhead position and hence may not tally with the above boundaries.

LEGEND

- PLANNING SCHEME BOUNDARY OF S/NE-TT/B
- COUNTRY PARK BOUNDARY
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM
- VILLAGE 'ENVIRONS'

The aerial photos were not taken exactly from the overhead position and hence may not tally with the above boundaries.

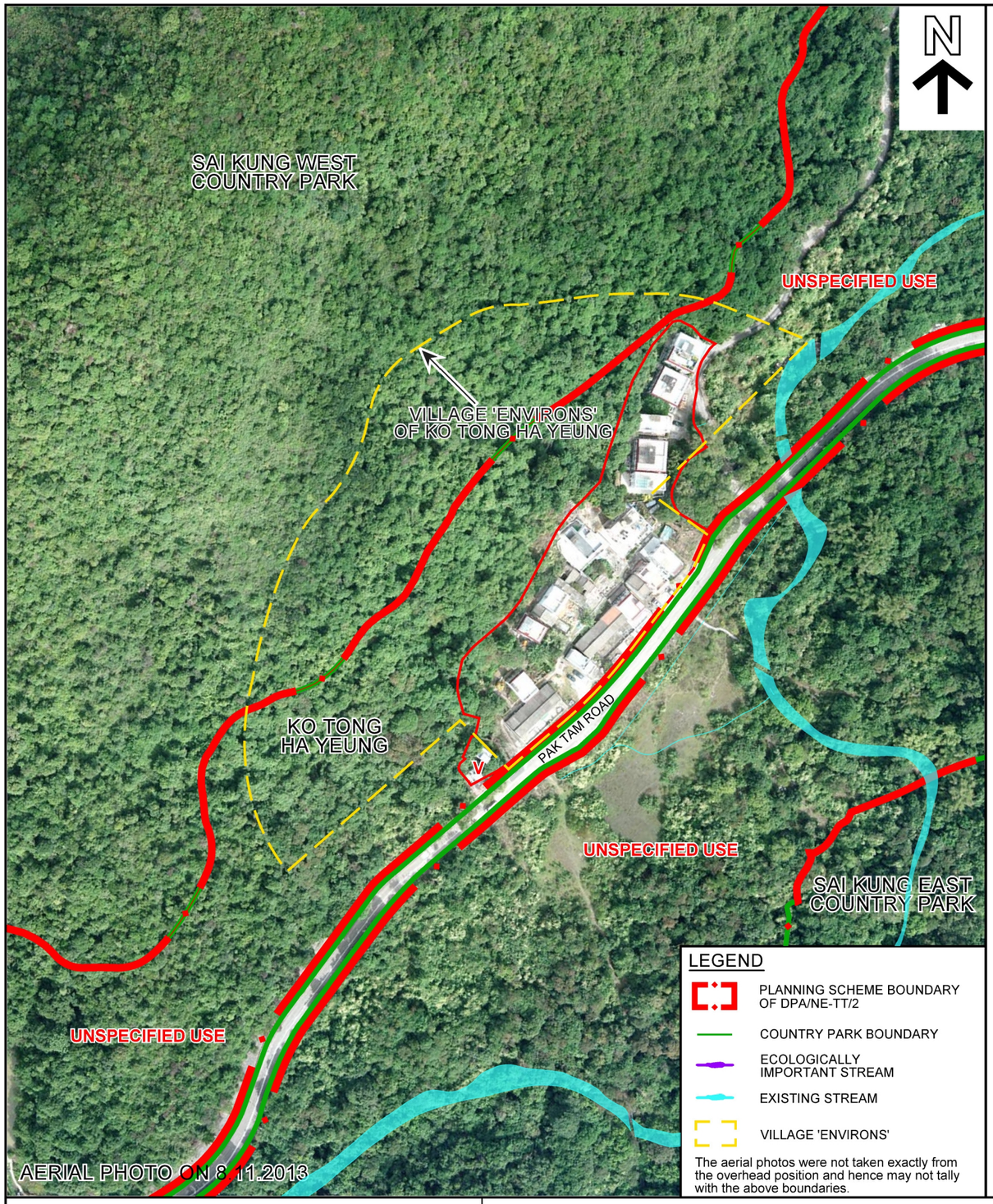
PLAN PREPARED ON 10.5.2016 BASED ON
AERIAL PHOTOS No.CW104277 AND CS55349 TAKEN ON
8.11.2013 AND 2.1.2015 BY LANDS DEPARTMENT

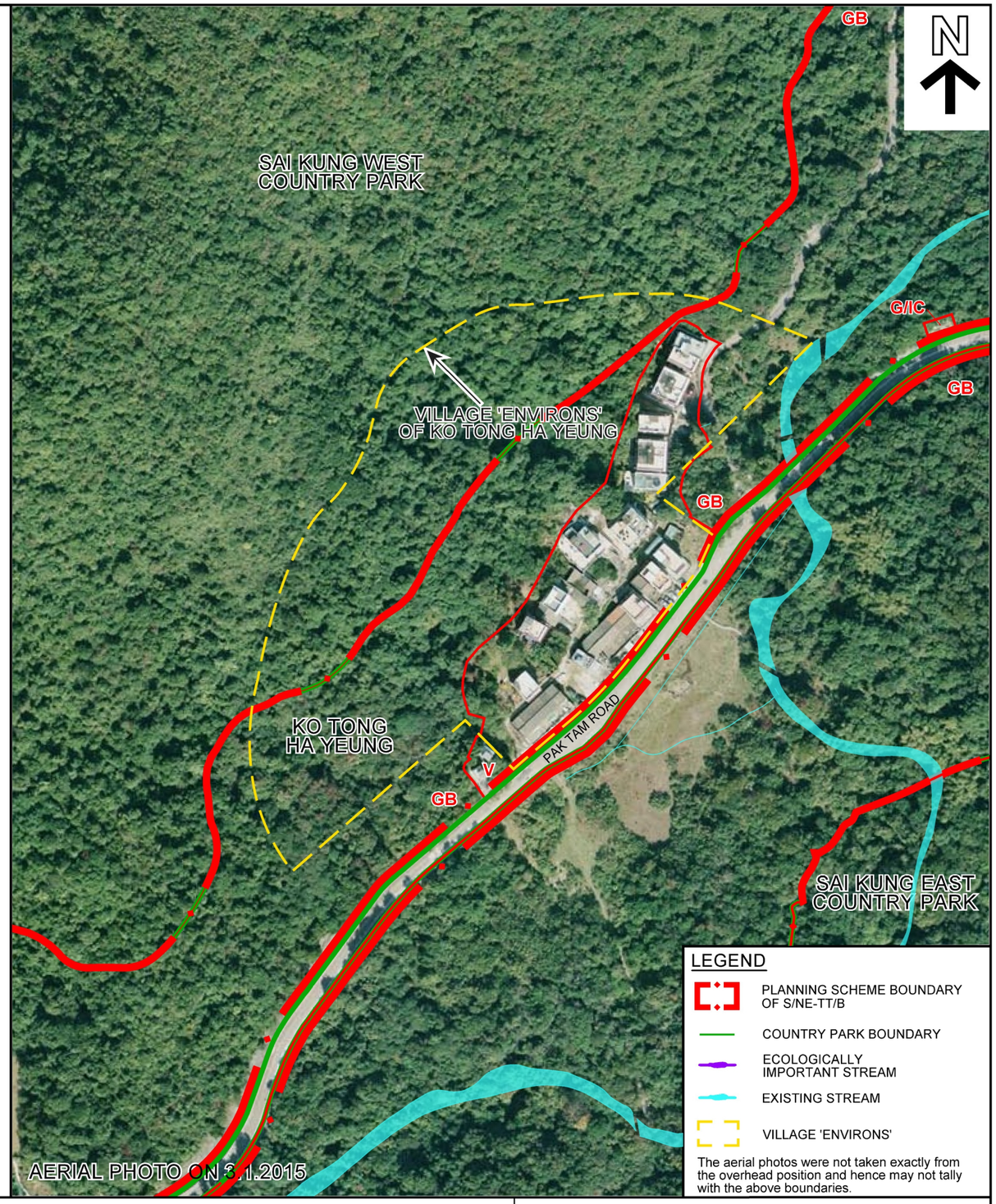
AERIAL PHOTOS

AERIAL PHOTOS ON THE GAZETTE DATE OF THE DRAFT DPA PLAN AND
RECENT AERIAL PHOTOS FOR "VILLAGE TYPE DEVELOPMENT" ZONES

PLANNING DEPARTMENT

REFERENCE No.	PLAN
M/CPE/TT/16/3	10c





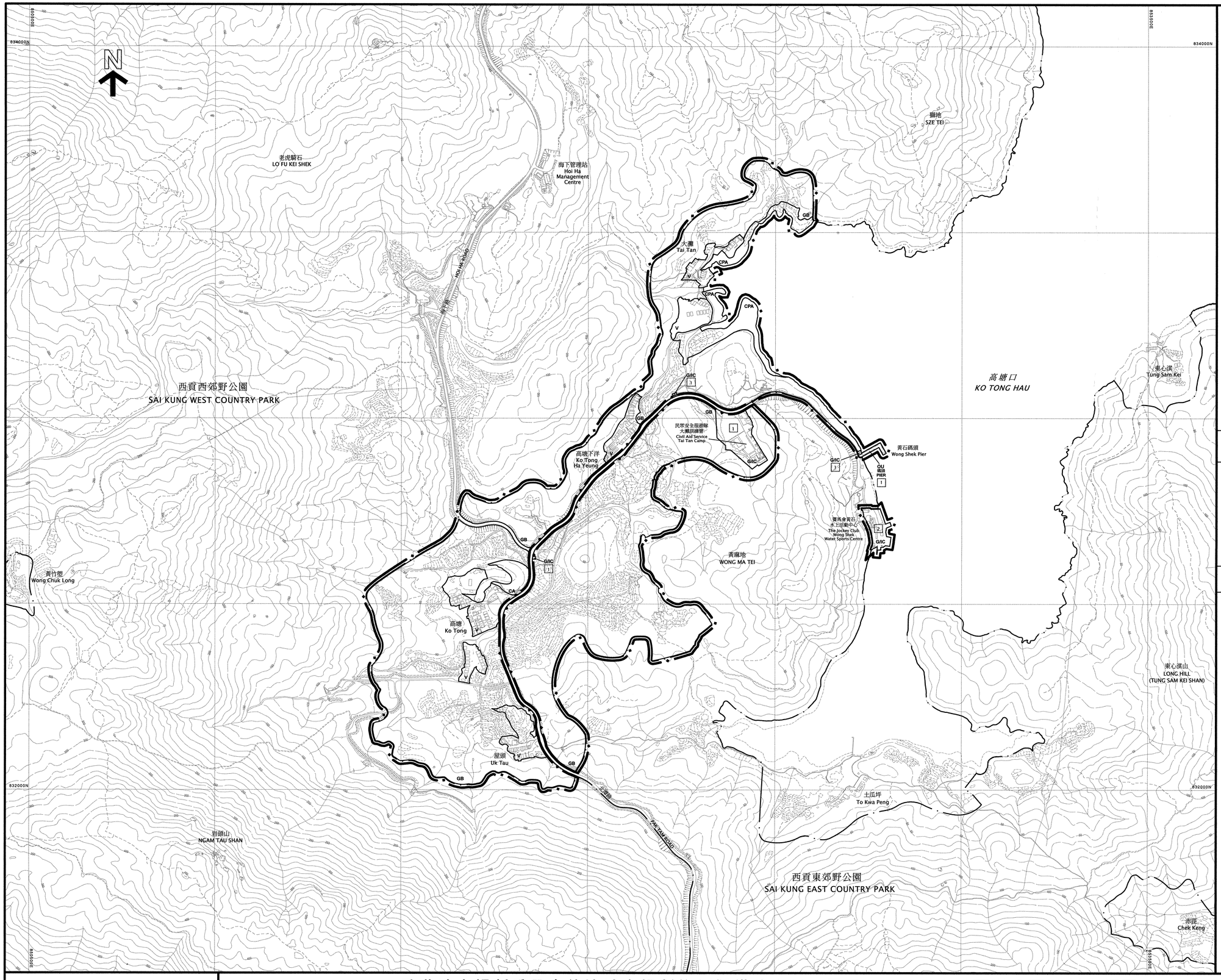
PLAN PREPARED ON 10.5.2016 BASED ON
AERIAL PHOTOS No.CW104275 AND CS56667 TAKEN ON
8.11.2013 AND 3.1.2015 BY LANDS DEPARTMENT

AERIAL PHOTOS

AERIAL PHOTOS ON THE GAZETTE DATE OF THE DRAFT DPA PLAN AND
RECENT AERIAL PHOTOS FOR "VILLAGE TYPE DEVELOPMENT" ZONES

PLANNING DEPARTMENT

REFERENCE No.	PLAN
M/CPE/TT/16/3	10d



圖例
NOTATION

ZONES — 地帶

VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區

COMMUNICATIONS — 交通

MAJOR ROAD AND JUNCTION	主要道路及路口

MISCELLANEOUS — 其他

BOUNDARY OF PLANNING SCHEME	規劃範圍界線
BOUNDARY OF COUNTRY PARK	郊野公園界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) [1]	最高建築物高度（樓層數目）

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
VILLAGE TYPE DEVELOPMENT	5.40	7.63	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	1.77	2.50	政府、機構或社區
OTHER SPECIFIED USES	0.08	0.11	其他指定用途
GREEN BELT	60.21	85.05	綠化地帶
CONSERVATION AREA	0.57	0.81	自然保育區
COASTAL PROTECTION AREA	2.53	3.57	海岸保護區
MAJOR ROAD ETC.	0.23	0.33	主要道路等
TOTAL PLANNING SCHEME AREA	70.79	100.00	規劃範圍總面積

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

香港城市規劃委員會依據城市規劃條例擬備的大灘、屋頭、高塘及高塘下洋分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG - OUTLINE ZONING PLAN

SCALE 1:5000 比例尺

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

圖則編號 PLAN No. **S/NE-TT/B**

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 lay-by, 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/B

Schedule of Uses

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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 ***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)*** 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 Pier 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

(Please see next page)

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.

(Please see next page)

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.

Annex III

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. INTRODUCTION

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. AUTHORITY FOR THE PLAN AND PROCEDURE

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.

5.3 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.

5.5 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 ***south***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 880 persons mainly attributed to village expansion.

7. OPPORTUNITIES AND CONSTRAINTS

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 perspective, 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 ***south***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 Transportation

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***/approved*** 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 wooded area is ecologically linked to the natural habitats in the surrounding country parks and protected plant species have been found in 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.

13.2 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".

TOWN PLANNING BOARD

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21. Members noted that the appeal had been abandoned.

(v) Appeal Statistics

22. The Secretary reported that as at 26.2.2016, 11 cases were yet to be heard by the Appeal Board Panel (Town Planning). Details of the appeal statistics were as follows:

Allowed	:	34
Dismissed	:	140
Abandoned/Withdrawn/Invalid	:	192
Yet to be Heard	:	11
Decision Outstanding	:	4
Total	:	381

[Ms Bernadette H.H. Linn arrived to join the meeting at this point.]

Sha Tin, Tai Po and North District

Agenda Item 3

[Open Meeting]

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
(TPB Paper No. 10074)

[The meeting was conducted in Cantonese.]

23. The Secretary reported that The Jockey Club Wong Shek Water Sports Centre was one of the facilities proposed to be zoned "Government, Institution or Community" ("G/IC") on the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan (OZP) No. S/NE-TT/B. The following Members had declared interests in the item:

Mr Michael W.L. Wong	]	
Mr Stanley Y.F.Wong	]	
Mr Roger K.H. Luk	]	being Ordinary Members of the Hong Kong Jockey
Mr Ivan C.S. Fu	]	Club (HKJC)
Mr David Y.T. Lui	]	
Mr Philip S.L. Kan	]	
Mr Dominic K.K. Lam	-	being Ordinary Member of and having past business dealings with HKJC
Mr Stephen H.B. Yau	-	his organization having been supported by HKJC on some projects
Dr C.P. Lau	-	having received sponsorship from HKJC on a project

24. According to the procedure and practice adopted by the Town Planning Board (the Board), as the amendment item was only the subject of an amendment to the OZP proposed by the Planning Department (PlanD), it was agreed that the interests of the above Members would only need to be recorded and they should be allowed to stay in the meeting.

25. The following representatives from PlanD were invited to the meeting at this point:

Mr C.K. Soh	- District Planning Officer/Sha Tin, Tai Po and North (DPO/STN), PlanD
Ms Channy C. Yang	- Senior Town Planner/Country Park Enclaves 2 (STP/CPE2), PlanD

26. The Chairman extended a welcome and invited DPO/STN to brief Members on the Paper. With the aid of a PowerPoint presentation, Mr C.K. Soh, DPO/STN, briefed Members on the draft OZP as detailed in the Paper and covered the following main points:

Backgound

(a) 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) and the Plan was subsequently approved by the Chief Executive in Council (CE in C) on 4.11.2014. The DPA Plan was effective for a period of three years until 8.11.2016;

(b) on 22.12.2015, under the power delegated by CE, 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 (the Area) in order to maintain statutory planning control over the Area;

Planning Context

(c) the Area (about 70.79 ha) was surrounded by the Sai Kung East and Sai Kung West Country Parks and fronting Ko Tong Hau in the northeast. It was accessible mainly by Pak Tam Road and by marine access via Wong Shek Pier. It was also accessible by Hoi Ha Road and Tai Tan Country Trail connecting to Hoi Ha, and a footpath connecting to To Kwa Peng;

(d) the Area comprised two sub-areas. The main portion was bounded by Wong Ma Tei and Wong Chuk Long and a small area at the eastern coast occupied by The Jockey Club Wong Shek Water Sports Centre. The Area comprising 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 was of high landscape and scenic value;

(e) the wooded area of the Area was ecologically linked to the natural habitats in the surrounding Country Parks. The wooded area together with the mature woodland to the northeast of Ko Tong Village, a seasonally wet

grassland to the east of Ko Tong Ha Yeung and a marsh in the southeastern corner of the Area supported various species of plants, including the protected and uncommon species such as Pavetta hongkonggensis and Geissaspis cristata;

(f) the Tai Tan Ecologically Important Stream (EIS) supported a diversity of fish species including the uncommon Stiphodon atropurpureus. The estuarine and coastal area with mangroves and marsh supported diverse fauna and fish species;

(g) there were four recognized villages, namely, Tai Tan, Uk Tau, Ko Tong and Ko Ting Ha Yeung, which were accessible by vehicular access, the Civil Aid Service Tai Tan Camp and two permitted burial grounds. According to the 2011 Population Census, the population in the Area was about 240. The percentages of land under Government and private ownership were about 70.8% and 29.2% respectively;

Issues Arising from Consideration of the DPA Plan

(h) majority of the total 277 representations received on the DPA Plan were submitted by villagers and related organizations. They mainly objected to the inadequate "Village Type Development" ("V") zone, and proposed expansion of the "V" zones and other zonings, including "Recreation" and "Agriculture" ("AGR") for recreational development;

(i) the remaining representations and two comments submitted by green/ concern groups and individuals generally supported the draft DPA Plan but proposed to limit the extent of the "V" zones and agricultural uses, designate conservation zones for the environmentally sensitive areas or incorporate the Area into the Country Park;

(j) on 11.8.2014, 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;

Development Proposals Received during Preparation of the Plan

(k) since the gazettal of the draft DPA Plan from 8.11.2013 to 12.1.2016, a total of 79 section 16 planning applications for proposed house (New Territories Exempted House (NTEH) – Small House (SH)) within the "Unspecified Use" area had been received. Of which, a total of 13 were approved with conditions, eight rejected, 44 withdrawn and 14 yet to be considered;

[Mr Peter K.T. Yuen arrived to join the meeting at this point.]

(l) in the course of preparing the OZP, views received from concern parties and villagers, including the Kadoories Farm and Botanic Garden Corporation, had expressed that the woodlands, watercourses and riparian zones, the mangroves and backshore vegetation, as well as the pond and associated marsh should be covered by appropriate zonings such as the "Conservation Area" ("CA") zone while areas of high conservation importance should be incorporated into the Sai Kung Country Park;

(m) a meeting with Sai Kung North Rural Committee (SKNRC) and the villagers including Village Representatives of the four recognized villages was held on 26.10.2015. They considered that the "V" zones for the four villages should be expanded, some land in Uk Tau should be designated for agricultural use and the extent of mature woodland in Ko Tong should be reduced or abolished. For Ko Tong Ha Yeung, pockets of land further south to the east of Pak Tam Road should be zoned "AGR";

Land Use Planning Considerations

Conservation of Natural Environment

(n) the natural coastline and the estuarine area in Tai Tan, the mature woodland to the northeast of Ko Tong Village and the natural and

landscape character of the rest of the woodlands, shrublands, seasonally wet grassland as well as the streams were recommended to be zoned "Coastal Protection Area" ("CPA'), "CA" and "Green Belt" ("GB") respectively to conserve the natural environment;

Land for Agriculture

(o) scattered patches of shrubby grassland with potential for agricultural rehabilitation were found adjoining the village clusters and in less accessible locations or amidst woodlands. As they were small in area, those patches of land were not recommended for "AGR" zoning. However, agricultural use was always permitted in the "V" and "GB" zones. There should be no hindrance to farming activities even land was not zoned "AGR";

Land for Recreation

(p) in view that the high conservation and landscape value of the Area should be protected and there were various recreational facilities in and near the Area, "Recreation" zoning was not considered appropriate. Planning application for 'Holiday Camp' or 'Place of Recreation, Sports or Culture' in the "GB" zone could still be considered by the Board on individual merits;

Land for Village Development

(q) with the exception of the village clusters, land within the village 'environs' ('VE') mainly comprised woodlands and abandoned agricultural land and streams. The villages were well-populated and there was development pressure. Suspected slope and site formation works in Tai Tan and vegetation clearance and disturbance works in the other villages were spotted and they were subject to ongoing land control and planning enforcement actions;

(r) an incremental approach for designation of "V" zones for SH development had been adopted so as to avoid or deter undesirable disturbances to the natural environment including the steep slopes within or near the village clusters. Even with an increase of 2.36 ha of land zoned "V" over that on the DPA Plan, the 1.97 ha of land available within the "V" zone could accommodate only about 79 SHs or 15% of the SH demand. While land zoned "V" was insufficient to meet demand, cross-village applications might be considered and provision for planning application for SH development outside the "V" zones was available;

[Mr Clarence W.C. Leung arrived to join the meeting at this point.]

Infrastructural Considerations

(s) although the possible traffic generated by the proposed developments in the "V" zone would be tolerable, as there was no existing or planned public sewer in the Area, substantial expansion of the "V" zones was not desirable. Relevant works departments would keep in view the need for infrastructure in future subject to resources availability;

(t) the general planning intention of the Area was to protect its high conservation and landscape value which complemented the overall naturalness and the landscape beauty of the surrounding Country Parks; as well as to consolidate village development so as not to overtax the limited infrastructure in the Area;

Land Use Zoning Proposals

(u) taking into account the planning considerations and planning intention for the Area, the proposed land use zones for the draft OZP were as follows:

(i) "CPA" zone (2.53 ha) –the zone covered the coastal area with mangroves, marsh, backshore vegetation and sandy shore along Ko Tong Hau for conserving, protecting and retaining the natural

coastlines and the sensitive coastal environment;

(ii) "CA" zone (0.57 ha) –the zone covered the mature woodland to the northeast of the Ko Tong Village for protecting and retaining the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes;

(iii) "GB" zone (60.21 ha) - the zone comprised mainly woodlands, shrublands, seasonally wet grassland, marsh as well as streams including the Tai Tan EIS and their riparian zones. It also covered the small portions of the permitted burial grounds along the eastern and southeastern fringes of the Area to provide a buffer between the village type developments and the Country Parks;

(iv) "G/IC" zone (1.77 ha) – the zone was primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or territory. The major existing GIC facilities under this zone included 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;

(v) "Other Specified Uses" ("OU") zone (0.08 ha) - there was only one "OU" zone on the Plan, which was annotated 'Pier' covering the existing Wong Shek Pier;

(vi) "V" zone (5.40 ha) – the zone was to concentrate village type development for a more orderly development pattern, efficient use of land and provision of infrastructure and services. The boundaries of the "V" zones were drawn up having regard to 'VE', the number of outstanding SH application, SH demand forecast, local topography and site constraints; and

Consultation

(v) prior to the preparation of the draft OZP, the major stakeholders had been approached for their views/proposals. The draft OZP together with its Notes and Explanatory Statement (ES) and the Planning Report had been circulated to the relevant bureaux and departments for comments. Comments received had been incorporated into the draft OZP, its Notes and ES, and Planning Report as appropriate. Subject to the agreement of the Board, the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B would be submitted to the Tai Po District Council (TPDC) and SKNRC for consultation and their comments would be submitted to the Board for further consideration.

27. The Chairman then invited questions and comments from Members.

28. In response to a Member's question on the differences in the "V" zone of the DPA Plan and that on the OZP, Mr. C.K. Soh, DPO/STN said by referring to aerial photographs on PowerPoint slides that the "V" zones on the OZP for three of the indigenous villages had been expanded into adjacent areas where vegetation was not significant or had been disturbed and site conditions were suitable for such development. For example, the "V" zone of Tai Tan was extended into areas where there were approved SH developments and open ground between village clusters. For Ko Tong Ha Yeung, the scope of expanding the "V" zone was very limited due to topographical constraint imposed by steep slopes surrounding the village. It was expected that the need for SH development would be met through cross-village applications and if appropriate, planning applications.

29. Noting there were signs of disturbances to the natural environment in the Area, a Member asked if the disturbed land had been included in the "V" zone. In response, Mr Soh said that only areas considered suitable for development and having no vegetation of conservation significance were included in the "V" zone. Disturbed land involving unauthorized developments had not been included and those areas were subject to ongoing land control and planning enforcement actions.

30. After deliberation, the Board agreed that the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B together with its Notes and ES were suitable for

consultation with TPDC and SKNRC. After consultation, comments from TPDC and SKNRC would be submitted to the Board for consideration prior to publication of the draft OZP under section 5 of the Ordinance.

31. The Chairman thanked the representatives of PlanD for attending the meeting and they left the meeting at this point.

~~Procedural Matters~~

Agenda Item 4

[Closed Meeting]

32. This item was recorded under confidential cover.

Agenda Item 5

Any Other Business

[Open Meeting][The meeting was conducted in Cantonese.]

~~33. There being no other business, the meeting was closed at 9:35 a.m.~~

Annex V

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

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

1. Purpose

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

(a) 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 organizations[1] 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 groups[2] 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

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[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.

6.2 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.

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 Villages[3] 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

[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. Land Use Planning Considerations (Plan 4 and Figure 12 of Appendix IV)

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**).

8.4 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**).

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 ('VE' Area in Draft OZP) (ha)	"V" Zone on Draft OZP (ha)	Required Land to Meet New Demand (ha)	Available Land to Meet New Demand Figure (ha)	Percentage of the New Demand met by Available Land (%)
	Outstanding Demand	10-year Forecast (2013-2022) (1)	Outstanding Demand	10-year Forecast (2015-2024) (1)					
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 access[4], 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.

10.1.4 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. 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.

10.4.2 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.

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.

10.6.2 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.

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 Zoning	Area on approved DPA Plan	Area on the Draft OZP
"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. Decision Sought

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

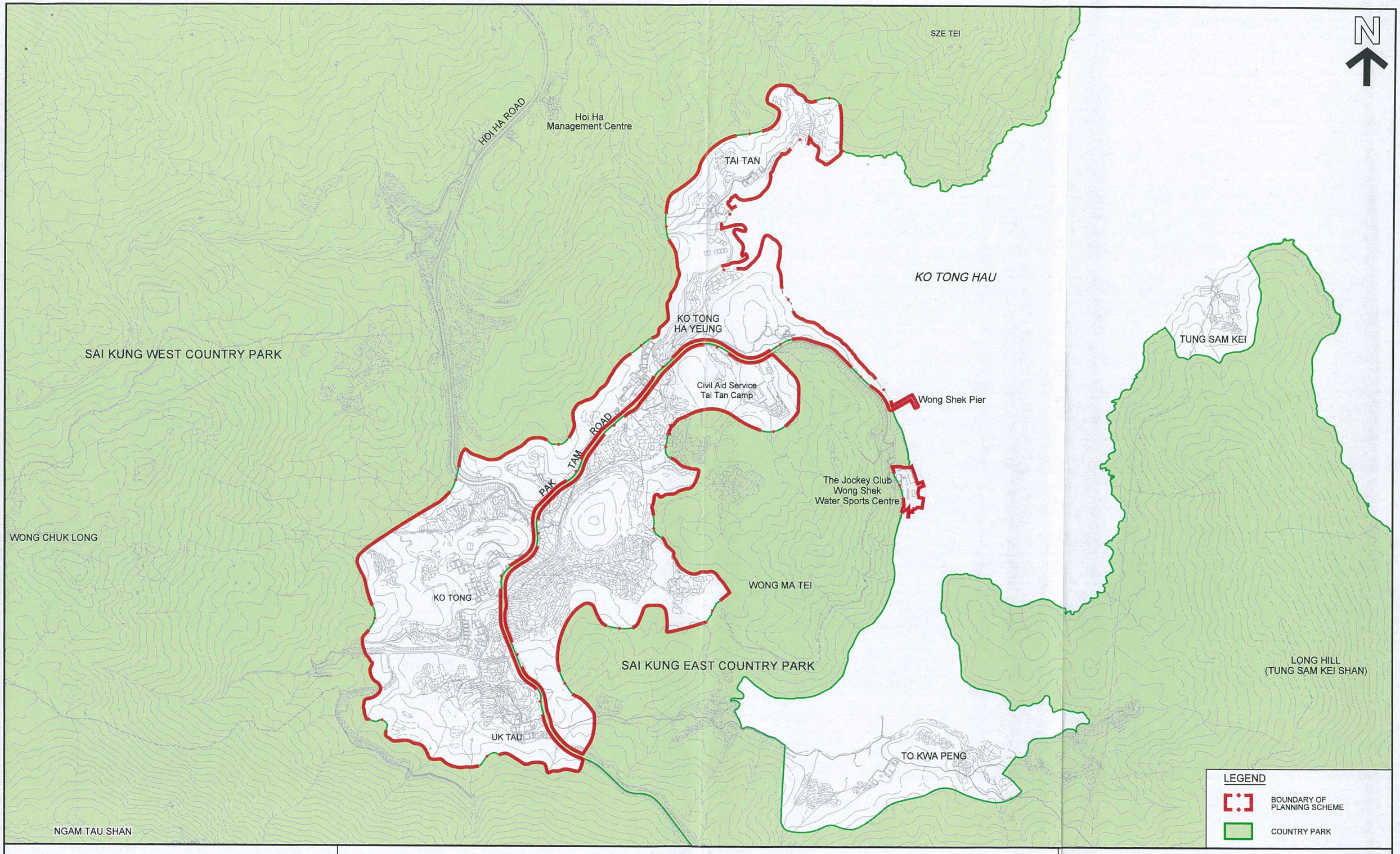
(c) agree that the ES (**Appendix III**) is suitable for consultation with the TPDC and SKNRC together with the draft OZP.

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

PLANNING DEPARTMENT
FEBRUARY 2016



PLANNING SCHEME AREA

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLAN PREPARED ON 7.1.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

PLANNING DEPARTMENT

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

PLAN
1



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

AERIAL PHOTOS

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

PLANNING DEPARTMENT

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

PLAN
2

N

SAI KUNG WEST COUNTRY PARK

HOI HA ROAD

Hoi Ha
Management Centre

TAI TAN COUNTRY TRAIL

CHEUNG SHEUNG COUNTRY TRAIL

SZE TEI

TAI TAN

KO TONG HAU

TAI TAN
TREE WALK

KO TONG
HA YEUNG

TUNG SAM KEI

Civil Aid Service
Tai Tan Camp

WONG SHEK TREE WALK

Wong Shek Pier

The Jockey Club
Wong Shek
Water Sports Centre

PAK TAM ROAD

WONG CHUK LONG

WONG MA TEI

KO TONG

WONG SHEK FAMILY WALK

SAI KUNG EAST
COUNTRY PARK

UK TAU

TO KWA PENG

NGAM TAU SHAN

MACLEHOSE TRAIL

LEGEND

- BOUNDARY OF PLANNING SCHEME
- COUNTRY PARK BOUNDARY
- VILLAGE 'ENVIRONS'
- LOWLAND FOREST / MIXED SHRUBLAND
- MATURE WOODLAND
- GRASSLAND / SHRUBBY GRASSLAND
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM
- MANGROVE
- BACKSHORE VEGETATION
- SANDY SHORE
- MARSH
- SEASONALLY WET GRASSLAND
- FISHPOND / POND
- SEAGRASS BED
- VILLAGE CLUSTER
- COUNTRY TRAIL
- FAMILY WALK / TREE WALK
- FOOTPATH

Existing Physical Features for Indicative Purpose only

PLAN PREPARED ON 14.1.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

VILLAGE 'ENVIRONS' AND EXISTING PHYSICAL FEATURES

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

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

PLAN
3

N

SZE TEI

TAI TAN COUNTRY TRAIL

HOI HA ROAD

Hoi Ha Management Centre

GB

TAI TAN

CPA

V

CPA

V

CPA

KO TONG HAU

TUNG SAM KEI

TAI TAN TREE WALK

G/IC

KO TONG HA YEUNG

CHEUNG SHEUNG COUNTRY TRAIL

SAI KUNG WEST COUNTRY PARK

G/IC

WONG SHEK TREE WALK

Civil Aid Service Tai Tan Camp

V

Wong Shek Pier

G/IC

OU PIER

PAK TAM ROAD

The Jockey Club Wong Shek Water Sports Centre

G/IC

GB

G/IC

CA

WONG CHUK LONG

V

GB

KO TONG

V

WONG MA TEI

WONG SHEK FAMILY WALK

UK TAU

GB

GB

SAI KUNG EAST COUNTRY PARK

NGAM TAU SHAN

MACLEHOSE TRAIL

LEGEND

- BOUNDARY OF PLANNING SCHEME
- COUNTRY PARK BOUNDARY
- VILLAGE 'ENVIRONS'
- BUILDING LOT
- APPROVED SMALL HOUSE GRANT APPLICATIONS BY LANDS DEPARTMENT
- APPROVED PLANNING APPLICATIONS FOR SMALL HOUSES
- BURIAL GROUND
- LOWLAND FOREST / MIXED SHRUBLAND
- MATURE WOODLAND
- GRASSLAND / SHRUBBY GRASSLAND
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM
- MANGROVE
- BACKSHORE VEGETATION
- SANDY SHORE
- MARSH
- SEASONALLY WET GRASSLAND
- FISHPOND / POND
- SEAGRASS BED
- COUNTRY TRAIL
- FAMILY WALK / TREE WALK
- FOOTPATH
- V VILLAGE TYPE DEVELOPMENT
- G/IC GOVERNMENT, INSTITUTION OR COMMUNITY
- OU OTHER SPECIFIED USES
- GB GREEN BELT
- CA CONSERVATION AREA
- CPA COASTAL PROTECTION AREA

Existing Physical Features for Indicative Purpose only

PLAN PREPARED ON 27.1.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

DEVELOPMENT CONSTRAINTS AND PROPOSED LAND USES

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

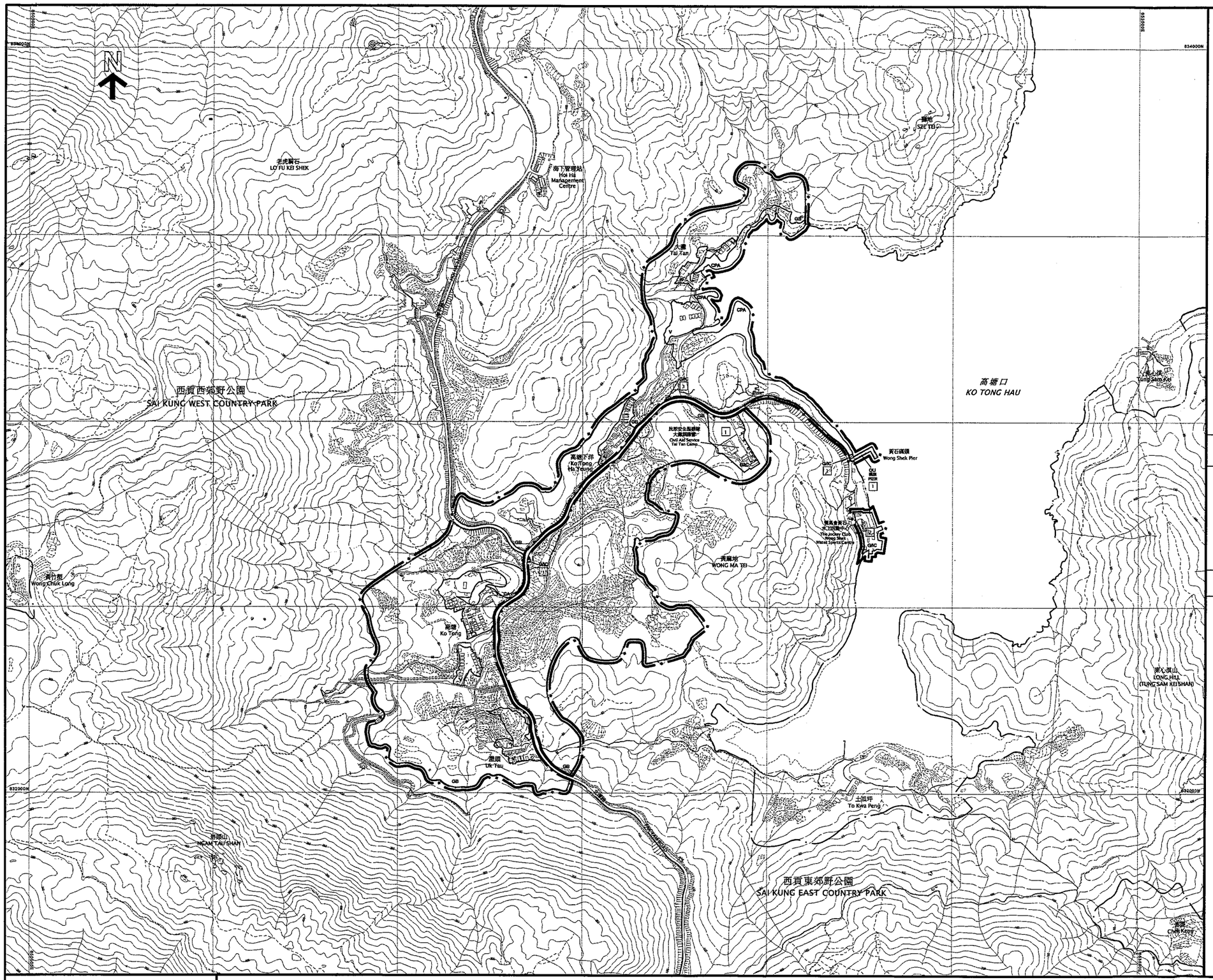
SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

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

PLAN
4



圖例
NOTATION

ZONES		地帶
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	1	最高建築物高度（樓層數目）

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
VILLAGE TYPE DEVELOPMENT	5.40	7.63	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	1.77	2.50	政府、機構或社區
OTHER SPECIFIED USES	0.08	0.11	其他指定用途
GREEN BELT	60.21	85.05	綠化地帶
CONSERVATION AREA	0.57	0.81	自然保育區
COASTAL PROTECTION AREA	2.53	3.57	海岸保護區
MAJOR ROAD ETC.	0.23	0.33	主要道路等
TOTAL PLANNING SCHEME AREA	70.79	100.00	規劃範圍總面積

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

香港城市規劃委員會依據城市規劃條例擬備的大灘、屋頭、高塘及高塘下洋分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG - OUTLINE ZONING PLAN

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

圖則編號 PLAN No. **S/NE-TT/B**

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 lay-by, 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

	Page
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 Pier 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

(Please see next page)

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.

(Please see next page)

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.

Appendix III

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. INTRODUCTION

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. AUTHORITY FOR THE PLAN AND PROCEDURE

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.

5.3 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.

5.5 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. OPPORTUNITIES AND CONSTRAINTS

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 perspective, 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 Transportation

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.

13.2 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

APPENDIX IV

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[1] to the south of the EIS in Tai Tan and one Small House[2] 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 Yeung	11	139
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 Yeung[4], five refuse collection points (RCPs) (at Tai Tan, Uk Tau, Ko Tong, Ko Tong Ha Yeung and Wong Shek Pier[5]), three electricity sub-stations[6]

[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[7] 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 toilet[8], 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

2.7.1 At present, the Area is accessible mainly by Pak Tam Road (falling within the Sai Kung East Country Park with restricted access[9]) 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.

3.5.3 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 track[11] 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 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**).

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 area[13] 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") zone[14].

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 co-ordinated 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 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.

(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 Yeung	11	139
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 Village	Outstanding Small House Applications in 2013	10-year Small House Demand Forecast (2013-2022)
Tai Tan	10	Nil*
Uk Tau	46	Nil*
Ko Tong	18	105
Ko Tong Ha Yeung	10	99
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 Village	Required Land to Meet Small House Demand (ha)
Tai Tan	1.78
Uk Tau	2.25
Ko Tong	5.58
Ko Tong Ha Yeung	3.75
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 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

[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

(j) 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 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. 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 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 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.

5 IMPLEMENTATION

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

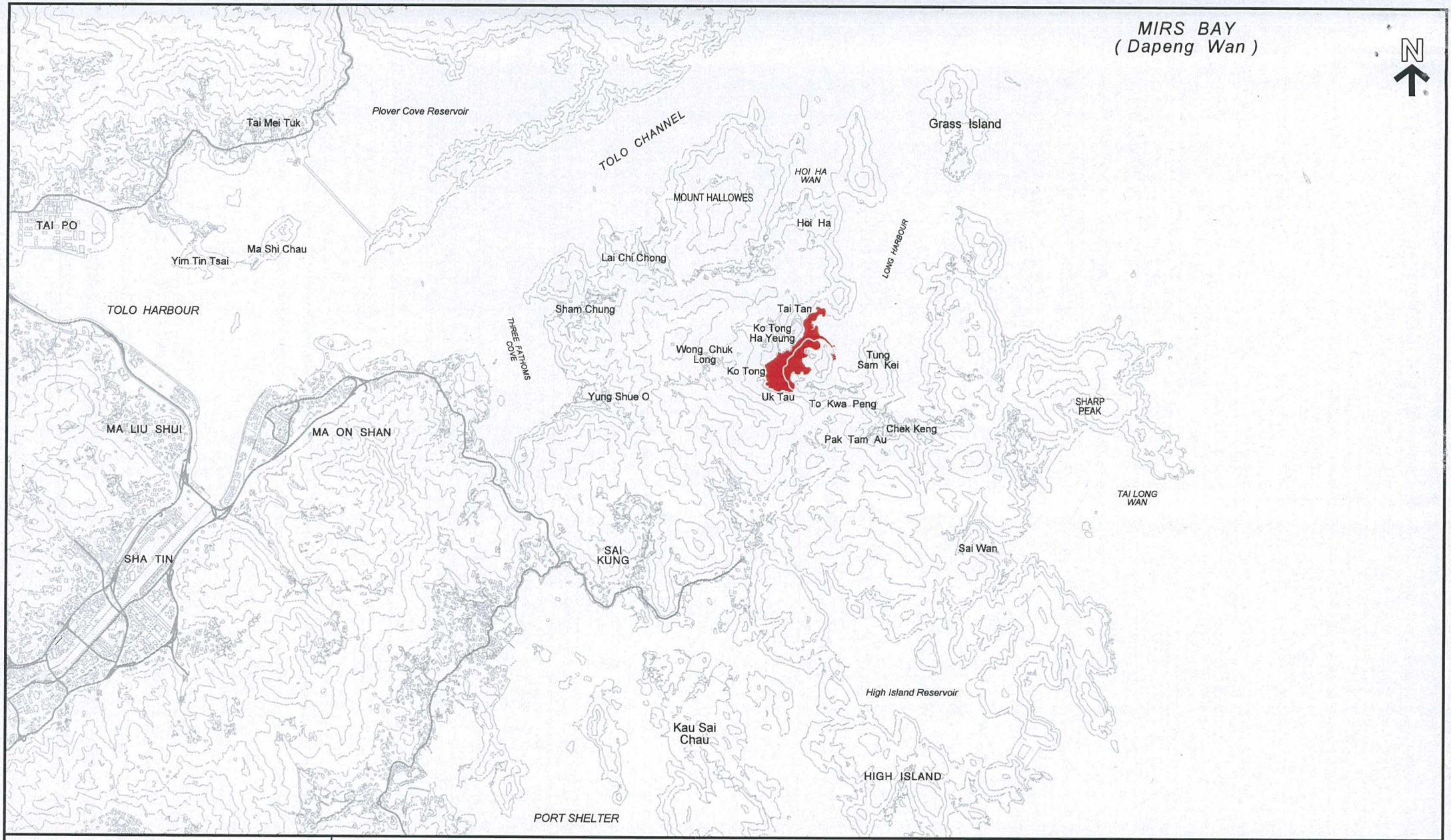
Table 1 Small House Demand for the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Area in 2013 and 2016

Village	Small House Demand Figure in 2013		Small House Demand Figure in 2016		'VE' Area ('VE' Area in Draft OZP) (ha)	"V" Zone on Draft OZP (ha)	Required Land to Meet New Demand (ha)	Available Land to Meet New Demand Figure (ha)	Available Small House to Meet New Demand	Percentage of the New Demand met by Available Land
	Outstanding Demand	10-year Forecast (1) (2013-2022)	Outstanding Demand	10-year Forecast (1) (2015-2024)						
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.



STUDY AREA

PLAN PREPARED ON 26.6.2015
BASED ON SHEET SERIES HM100C

LOCATION PLAN

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

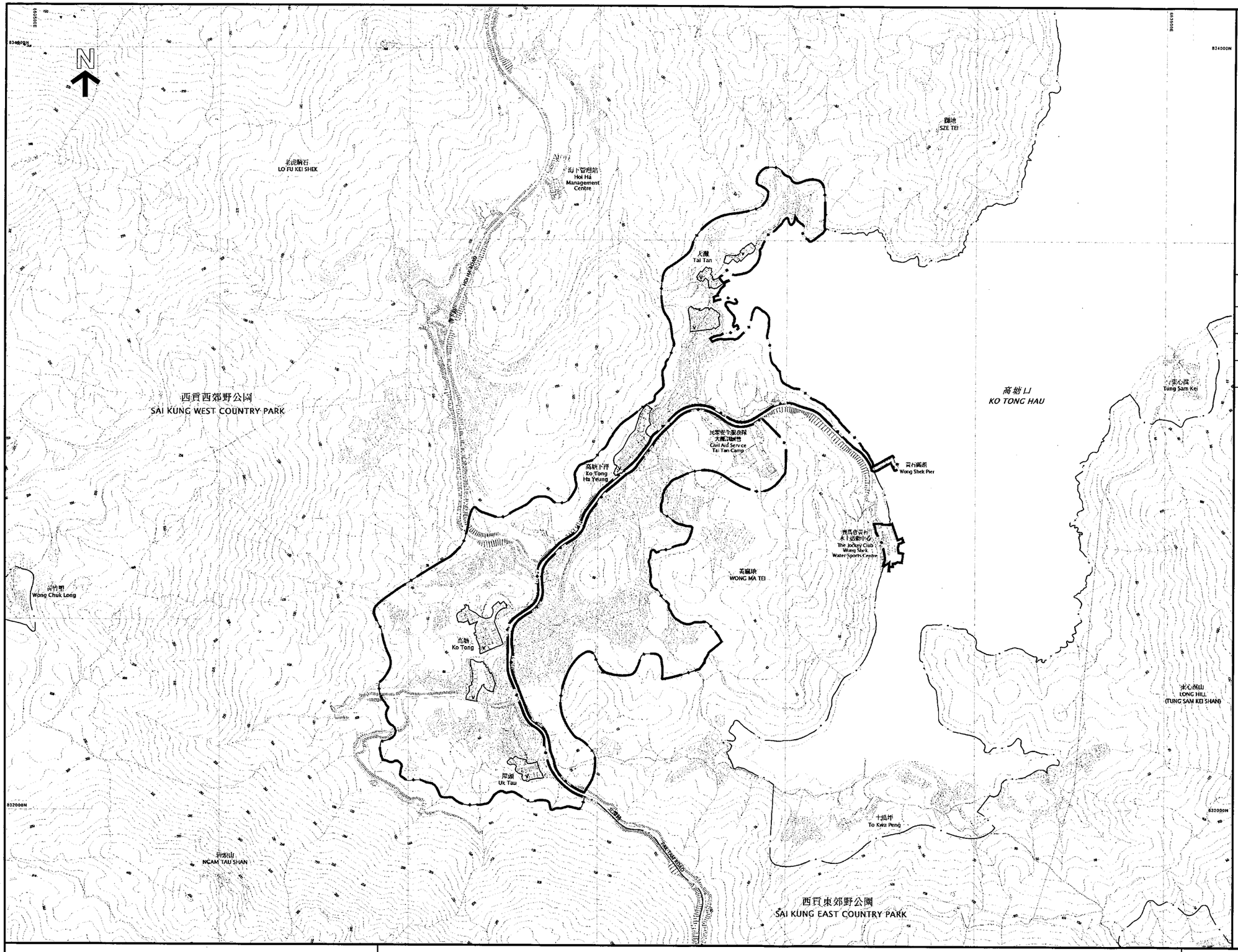
SCALE 1 : 100 000

KILOMETRES 2 0 2 4 KILOMETRES

PLANNING DEPARTMENT

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

FIGURE
1



圖例
NOTATION

ZONES		**地帶**
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
MISCELLANEOUS		**其他**
BOUNDARY OF DEVELOPMENT PERMISSION AREA		發展審批地區界線
BOUNDARY OF COUNTRY PARK / SPECIAL AREA		郊野公園 / 特別地區界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
VILLAGE TYPE DEVELOPMENT	3.04	4.29	鄉村式發展
UNSPECIFIED USE	67.75	95.71	非指定用途
TOTAL AREA OF DEVELOPMENT PERMISSION AREA	70.79	100.00	發展審批地區總面積

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

TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG DEVELOPMENT PERMISSION AREA PLAN

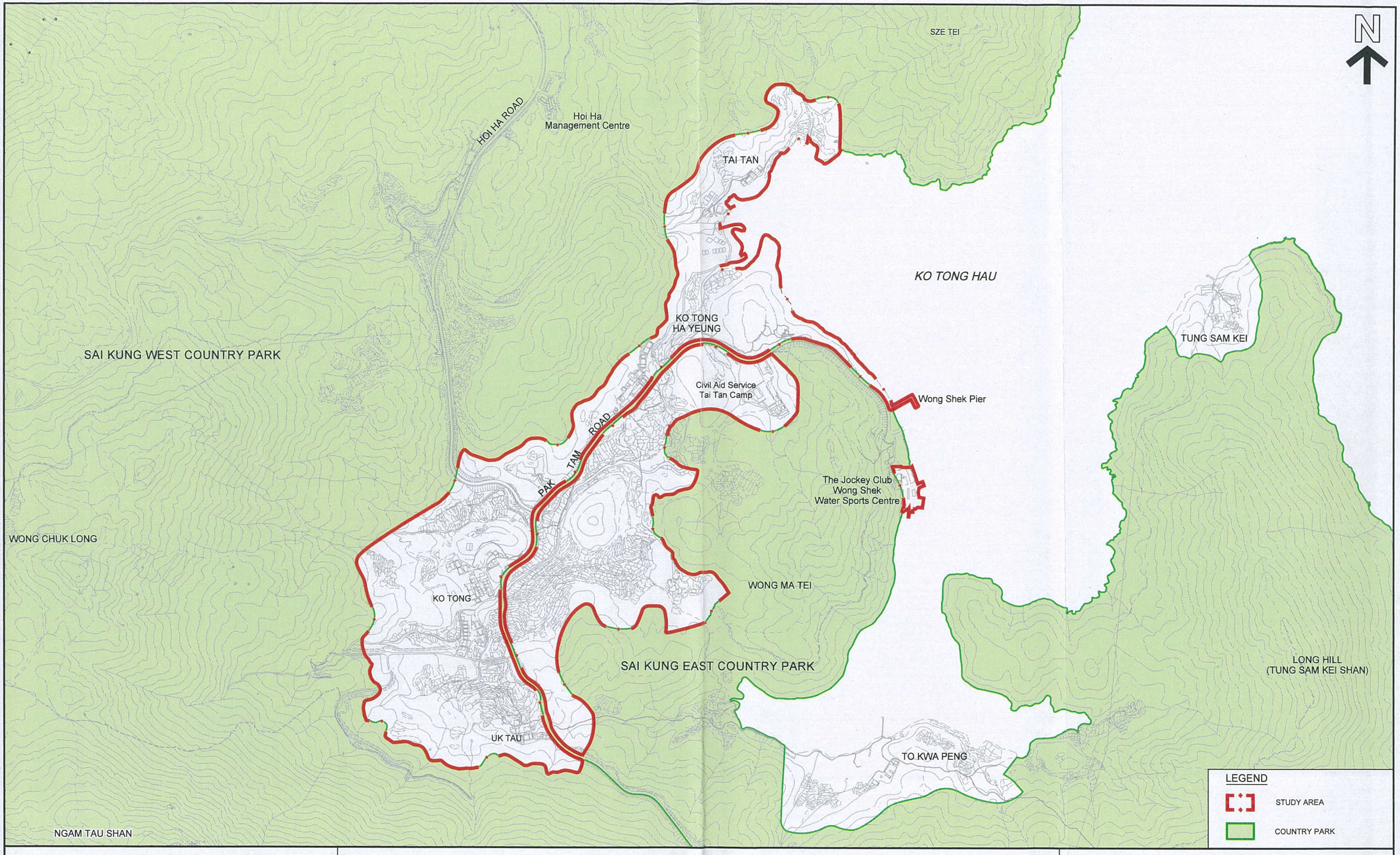
SCALE 1:10 000
METRES 200 0 200 400 METRES

EXTRACT PLAN PREPARED ON 26.6.2015
BASED ON DEVELOPMENT PERMISSION AREA PLAN No. DPA/NE-TT/2 APPROVED ON 4.11.2014

PLANNING DEPARTMENT

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

FIGURE
2



STUDY AREA

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLAN PREPARED ON 19.8.2015
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

PLANNING DEPARTMENT

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

FIGURE
3



PLAN PREPARED ON 20.8.2015 BASED ON
AERIAL PHOTOS No. CW111487, CW111626
AND CW111628 TAKEN ON 14.1.2015
BY LANDS DEPARTMENT

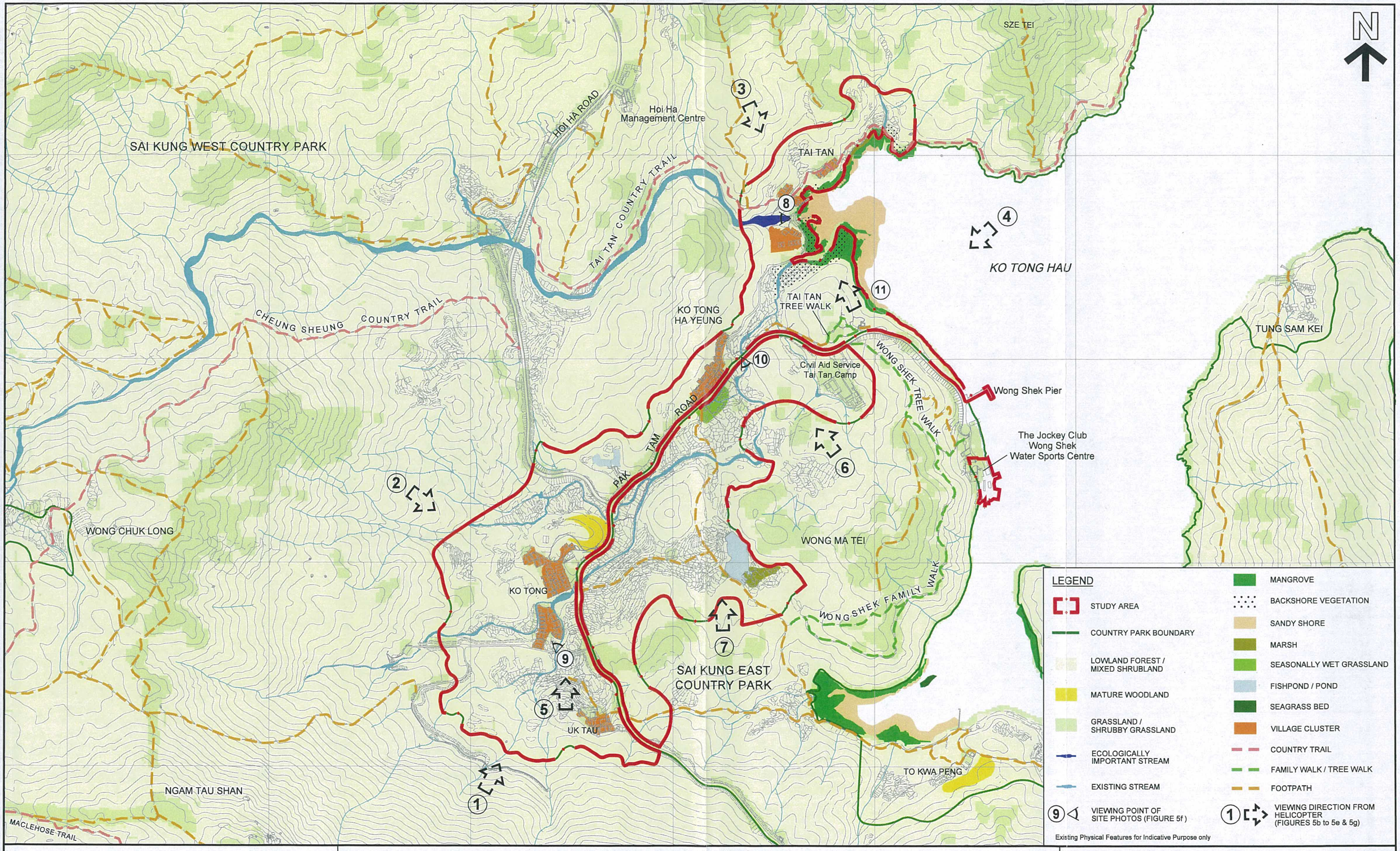
AERIAL PHOTOS

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

PLANNING DEPARTMENT

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

FIGURE
4



PLAN PREPARED ON 18.2.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

EXISTING PHYSICAL FEATURES

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

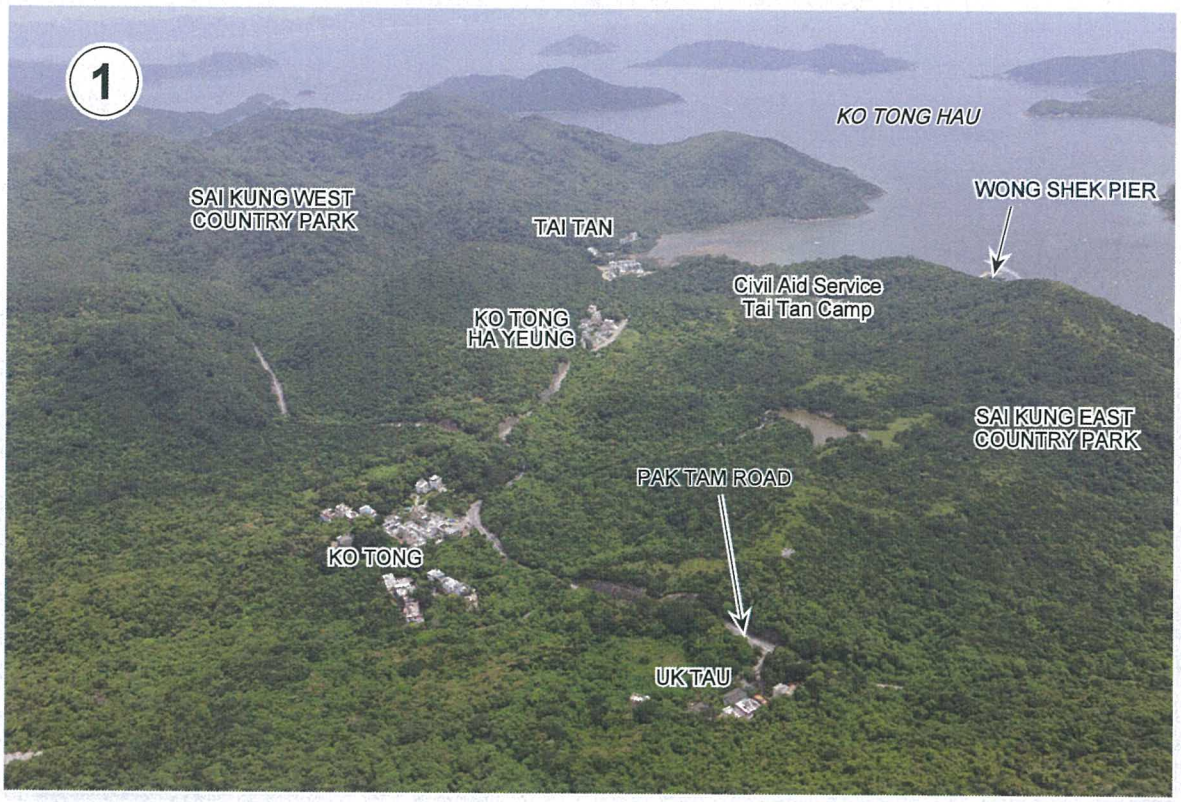
SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

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

FIGURE
5a





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

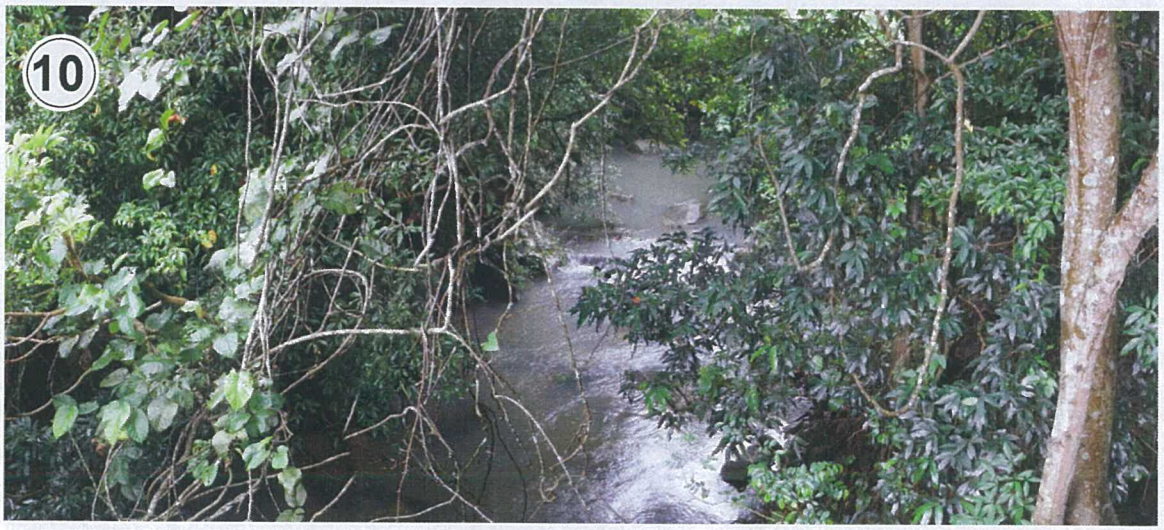
FIGURE
5e



ECOLOGICALLY IMPORTANT STREAM



NATURAL STREAM



NATURAL STREAM

PLAN PREPARED ON 15.1.2016
BASED ON SITE PHOTOS TAKEN ON 24.7.2015

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
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

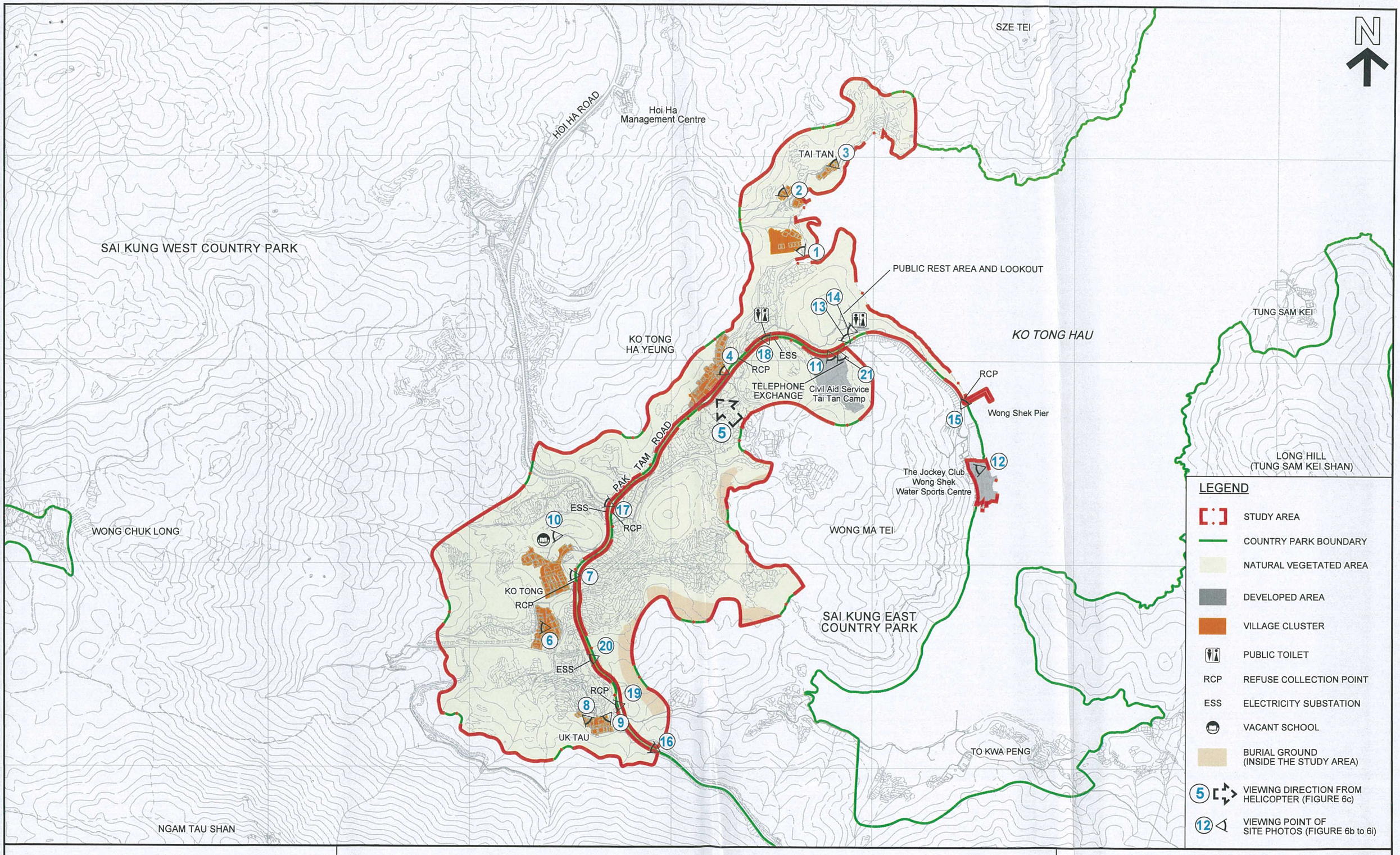
SITE PHOTO -
EXISTING PHYSICAL FEATURES

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

PLANNING
DEPARTMENT

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

FIGURE
5g



PLAN PREPARED ON 25.9.2015
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

EXISTING LAND USES

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

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

FIGURE
6a



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

8



VILLAGE CLUSTER IN UK TAU

9



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

10



EX-VILLAGE SCHOOL

11



CIVIL AID SERVICE TAI TAN CAMP

12



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

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
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

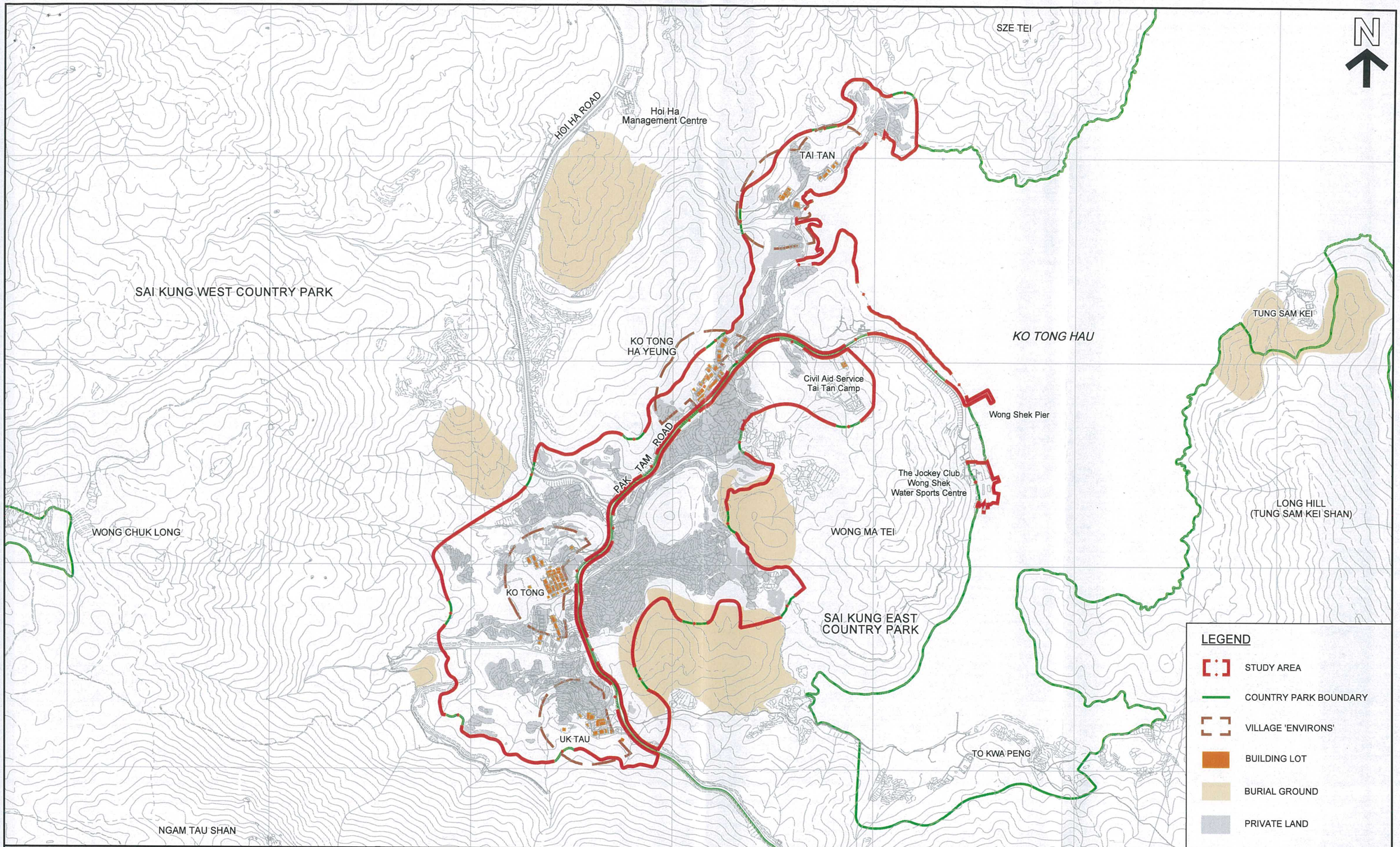
SITE PHOTOS -
EXISTING LAND USES

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

PLANNING
DEPARTMENT

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

FIGURE
6i



PLAN PREPARED ON 19.8.2015
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

LAND OWNERSHIP AND VILLAGE 'ENVIRONS'

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

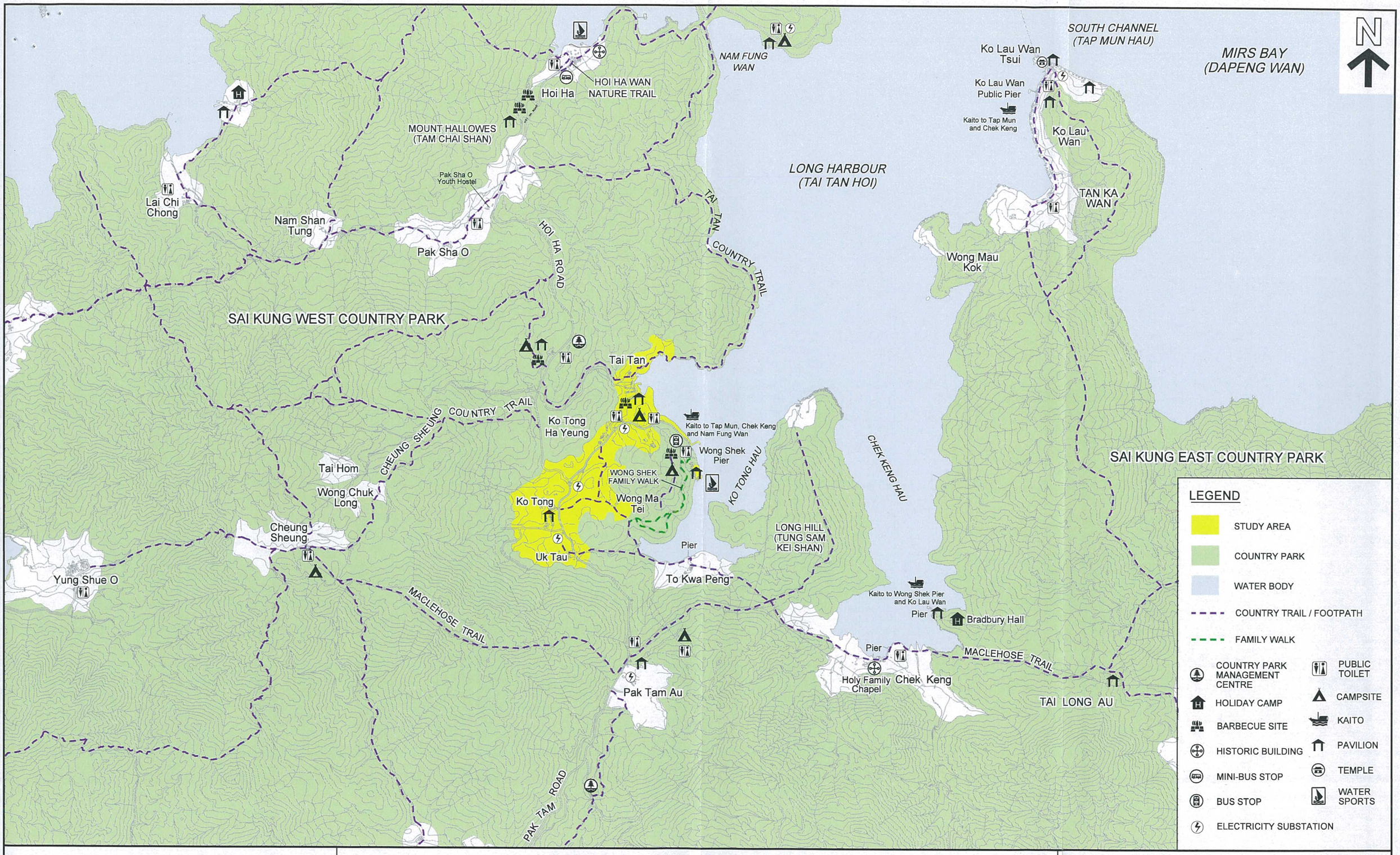
SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

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

FIGURE
7



EXISTING GIC, INFRASTRUCTURAL, RECREATION AND TOURISM-RELATED FACILITIES

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

SCALE 1 : 25 000

METRES 500 0 500 1000 METRES

PLAN PREPARED ON 29.12.2015
BASED ON SURVEY SHEETS No. 4-SE/SW AND 8-NE/NW

PLANNING DEPARTMENT

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

FIGURE
8

N

SZE TEI

HOI HA ROAD

Hoi Ha
Management Centre

TAI TAN

KO TONG HAU

KO TONG
HA YEUNG

SAI KUNG WEST COUNTRY PARK

TUNG SAM KEI

Civil Aid Service
Tai Tan Camp

Wong Shek Pier

PAK TAM ROAD

The Jockey Club
Wong Shek
Water Sports Centre

WONG CHUK LONG

KO TONG

WONG MA TEI

SAI KUNG EAST COUNTRY PARK

UK TAU

NGAM TAU SHAN

LEGEND

- STUDY AREA
- COUNTRY PARK BOUNDARY
- LOWLAND FOREST / MIXED SHRUBLAND
- MATURE WOODLAND
- GRASSLAND / SHRUBBY GRASSLAND
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM
- MANGROVE
- BACKSHORE VEGETATION
- SANDY SHORE
- MARSH
- SEASONALLY WET GRASSLAND
- FISHPOND / POND
- SEAGRASS BED

Existing Physical Features for Indicative Purpose only

PLAN PREPARED ON 14.1.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A,
8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

ECOLOGICAL RESOURCES

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

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

FIGURE
9

N

SZE TEI

TAI TAN COUNTRY TRAIL

HOI HA ROAD

Hoi Ha
Management Centre

TAI TAN

KO TONG HAU

TUNG SAM KEI

CHEUNG SHEUNG COUNTRY TRAIL

SAI KUNG WEST COUNTRY PARK

KO TONG
HA YEUNG

TAI TAN
TREE WALK

WONG SHEK TREE WALK

Civil Aid Service
Tai Tan Camp

Wong Shek Pier

PAK TAM ROAD

The Jockey Club
Wong Shek
Water Sports Centre

WONG CHUK LONG

KO TONG

WONG MA TEI

WONG SHEK FAMILY WALK

UK TAU

SAI KUNG EAST
COUNTRY PARK

NGAM TAU SHAN

MACLEHOSE TRAIL

LEGEND

- STUDY AREA
- COUNTRY PARK BOUNDARY
- VILLAGE 'ENVIRONS'
- VILLAGE TYPE DEVELOPMENT
- BUILDING LOT
- APPROVED SMALL HOUSE GRANT APPLICATIONS BY LANDS DEPARTMENT
- APPROVED PLANNING APPLICATIONS FOR SMALL HOUSES
- BURIAL GROUND
- LOWLAND FOREST / MIXED SHRUBLAND
- MATURE WOODLAND
- GRASSLAND / SHRUBBY GRASSLAND
- ECOLOGICALLY IMPORTANT STREAM
- EXISTING STREAM
- MANGROVE
- BACKSHORE VEGETATION
- SANDY SHORE
- MARSH
- SEASONALLY WET GRASSLAND
- FISHPOND / POND
- SEAGRASS BED
- COUNTRY TRAIL
- FAMILY WALK / TREE WALK
- FOOTPATH

Existing Physical Features for Indicative Purpose only

PLAN PREPARED ON 14.1.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A,
8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

DEVELOPMENT CONSTRAINTS

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

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

FIGURE
10





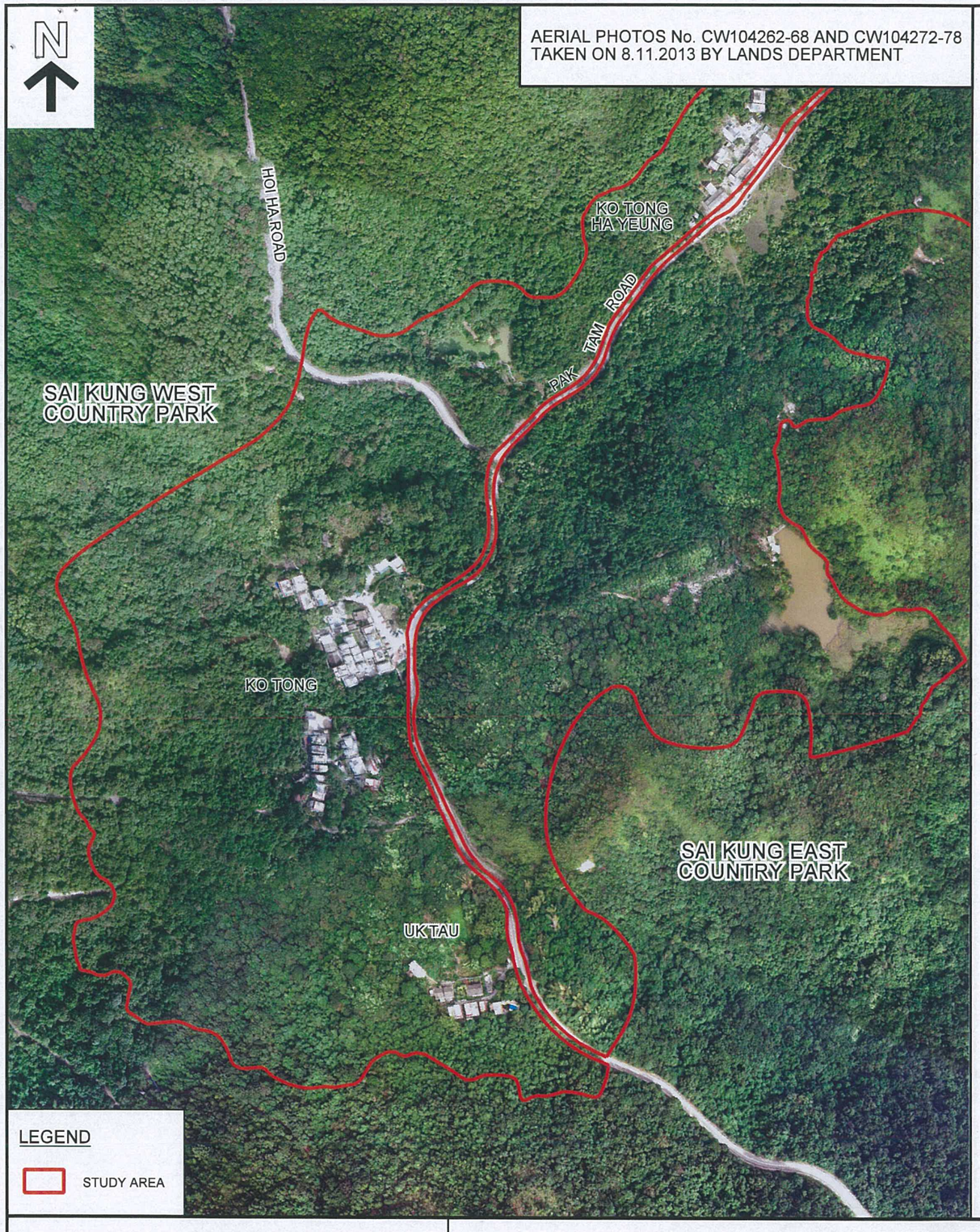
PLAN PREPARED ON 11.1.2016

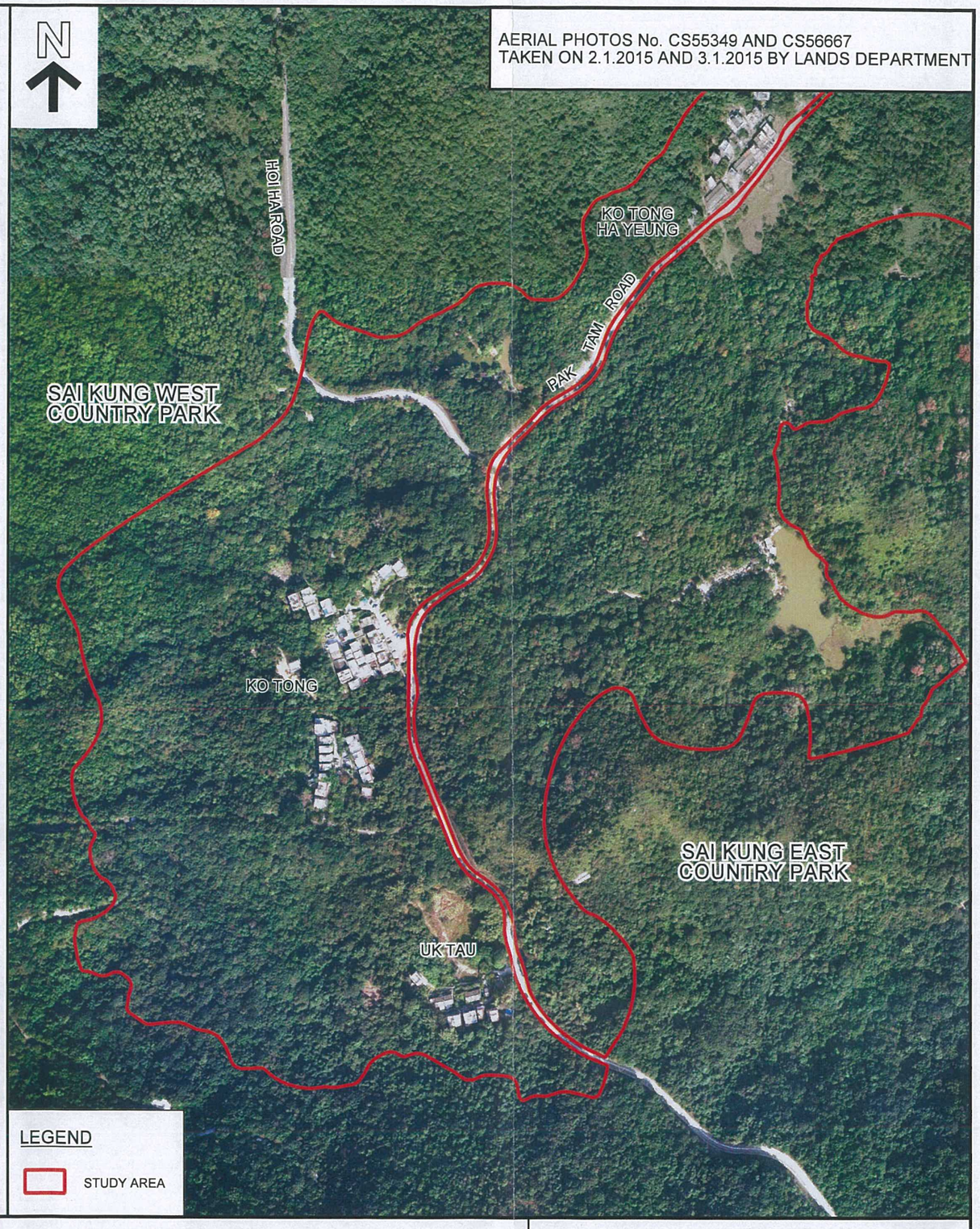
AERIAL PHOTOS ON THE GAZETTE DATE OF THE DRAFT DPA PLAN AND RECENT AERIAL PHOTOS

TAI TAN AND KO TONG HA YEUNG

PLANNING DEPARTMENT

REFERENCE No.	FIGURE
M/CPE/TT/15/2	11a





PLAN PREPARED ON 11.1.2016

AERIAL PHOTOS ON THE GAZETTE DATE OF THE DRAFT DPA PLAN AND RECENT AERIAL PHOTOS

KO TONG AND UK TAU

PLANNING DEPARTMENT

REFERENCE No.	FIGURE
M/CPE/TT/15/2	11b

N

Hoi Ha Management Centre

HOI HA ROAD 海下路

大灘 Tai Tan

VILLAGE 'ENVIRONS' OF TAI TAN

VILLAGE 'ENVIRONS' OF KO TONG HA YEUNG

SAI KUNG WEST COUNTRY PARK

民眾安全服務隊大灘訓練營 Civil Aid Service Tai Tan Camp

高塘下洋 Ko Tong Ha Yeung

SAI KUNG EAST COUNTRY PARK

黃麻地 WONG MA TEI

高塘 Ko Tong

VILLAGE 'ENVIRONS' OF KO TONG

屋頭 Uk Tau

VILLAGE 'ENVIRONS' OF UK TAU

北潭路 PAK TAM ROAD

① VIEWING POINT OF SITE PHOTOS (FIGURES 11d to 11f)

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

EXTRACT PLAN PREPARED ON 7.1.2016
BASED ON DEVELOPMENT PERMISSION AREA PLAN No. DPA/NE-TT/2
APPROVED ON 4.11.2014

LOCATION OF RECENT DISTURBANCES TO THE NATURAL ENVIRONMENT, LAND CONTROL AND PLANNING ENFORCEMENT ACTIONS

SCALE 1 : 5 000

METRES 100 0 100 200 300 400 METRES

PLANNING DEPARTMENT

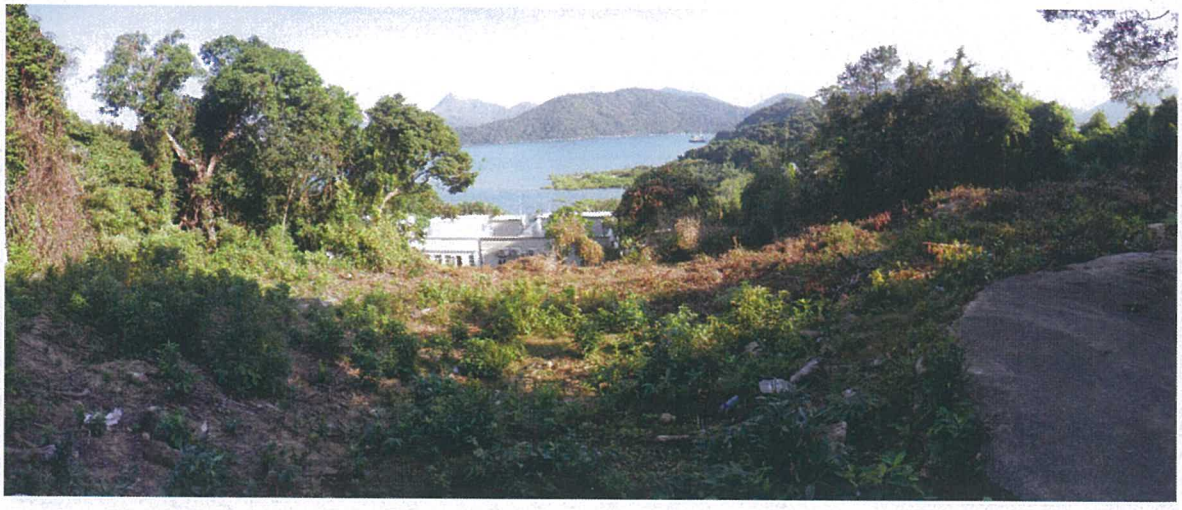
REFERENCE No.	FIGURE
M/CPE/TT/15/2	11c

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

3



UNAUTHORIZED TRACK IN KO TONG

4



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

5



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

6



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

7



8



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

PLANNING DEPARTMENT

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

FIGURE
11f

N

Hoi Ha Management Centre

HOI HA ROAD 海下路

VILLAGE 'ENVIRONS' OF TAI TAN

大灘 Tai Tan

VILLAGE 'ENVIRONS' OF KO TONG HA YEUNG

SAI KUNG WEST COUNTRY PARK

民眾安全服務隊大灘訓練營 Civil Aid Service Tai Tan Camp

高塘下洋 Ko Tong Ha Yeung

SAI KUNG EAST COUNTRY PARK

黃麻地 WONG MA TEI

高塘 Ko Tong

VILLAGE 'ENVIRONS' OF KO TONG

屋頭 Uk Tau

VILLAGE 'ENVIRONS' OF UK TAU

北潭路

PAK TAM ROAD

LEGEND

- s.16 PLANNING APPLICATIONS APPROVED BY TOWN PLANNING BOARD
- s.16 PLANNING APPLICATIONS REJECTED BY TOWN PLANNING BOARD
- WITHDRAWN s.16 PLANNING APPLICATIONS / SUBJECT TO PREVIOUS WITHDRAWN s.16 PLANNING APPLICATIONS
- s.16 PLANNING APPLICATIONS UNDER PROCESSING
- SMALL HOUSE GRANT APPLICATIONS BEING PROCESSED / * APPROVED BY LANDS DEPARTMENT (EXCLUDING GOVERNMENT LAND)
- * LOCATIONS ARE INDICATIVE ONLY AND SUBJECT TO ANY CHANGES OF SMALL HOUSE GRANT APPLICATIONS BEING PROCESSED BY LANDS DEPARTMENT

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

EXTRACT PLAN PREPARED ON 12.1.2016
BASED ON DEVELOPMENT PERMISSION AREA PLAN No. DPA/NE-TT/2
APPROVED ON 4.11.2014

PLANNING APPLICATIONS RECEIVED SINCE GAZETTAL OF THE DRAFT DPA PLAN (AS AT 12.1.2016)

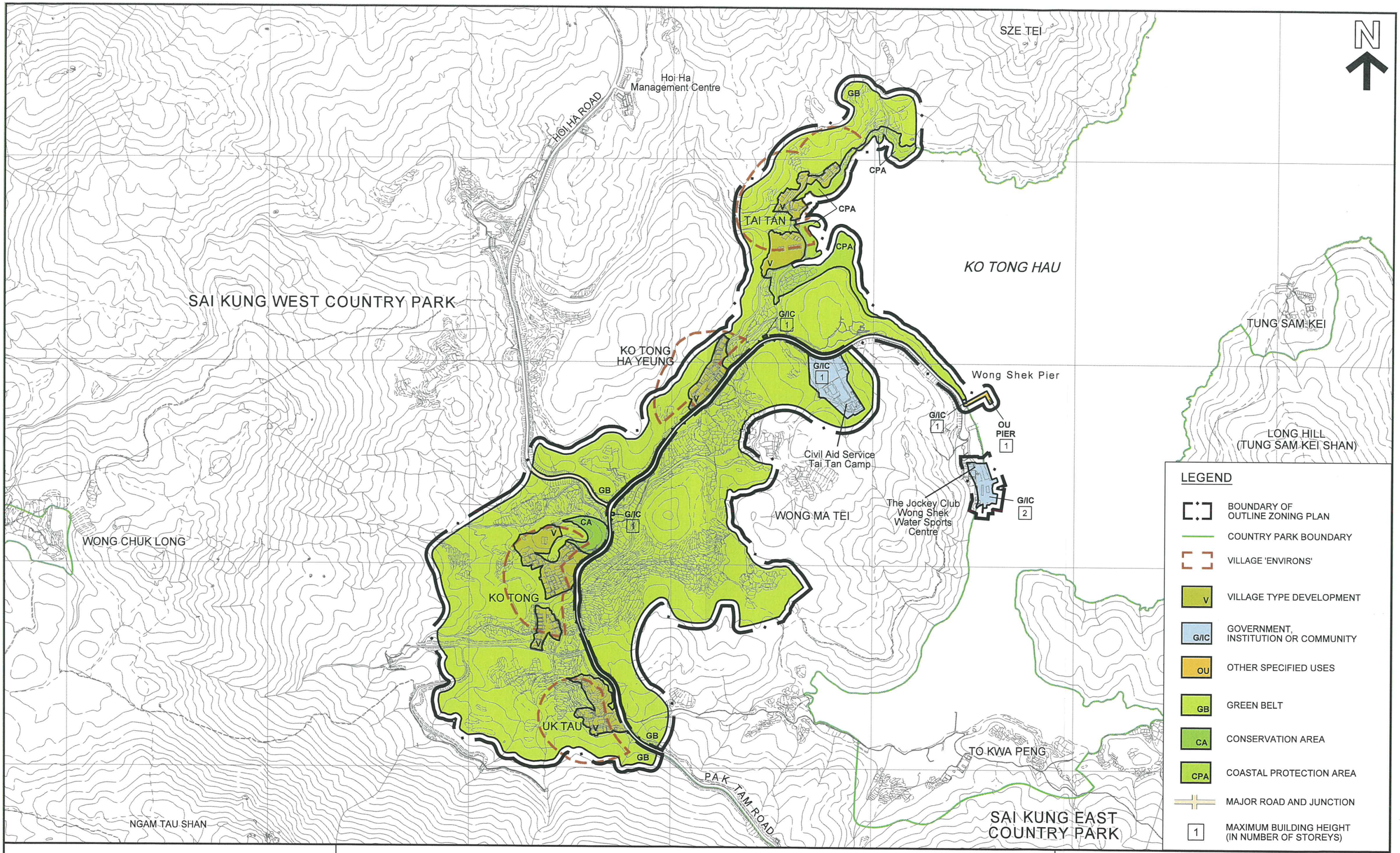
TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG

SCALE 1 : 5 000

METRES 100 0 100 200 300 400 METRES

PLANNING DEPARTMENT

REFERENCE No.	FIGURE
M/CPE/TT/15/2	11g



PLAN PREPARED ON 27.1.2016
BASED ON SURVEY SHEETS No. 8-NE-6C, 11A/B/C/D, 16A/B, 8-NW-9D, 10C/D, 14B/D, 15A/B/C/D, 19B AND 20A/B

PROPOSED LAND USES

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

SCALE 1 : 8 500

METRES 200 0 200 400 METRES

PLANNING DEPARTMENT

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

FIGURE
12

Annex A

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

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 Consideration	Approval 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 Consideration	Rejection 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

R2 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 Consideration	Approval 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)

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 Yeung	Proposed House (NTEH – Small House)
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	Uk 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)

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

Re: Preparation of the Outline Zoning Plan to replace the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan
22/10/2015 14:17

From: Tony Nip
To:
Cc:

History: This message has been forwarded.

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.

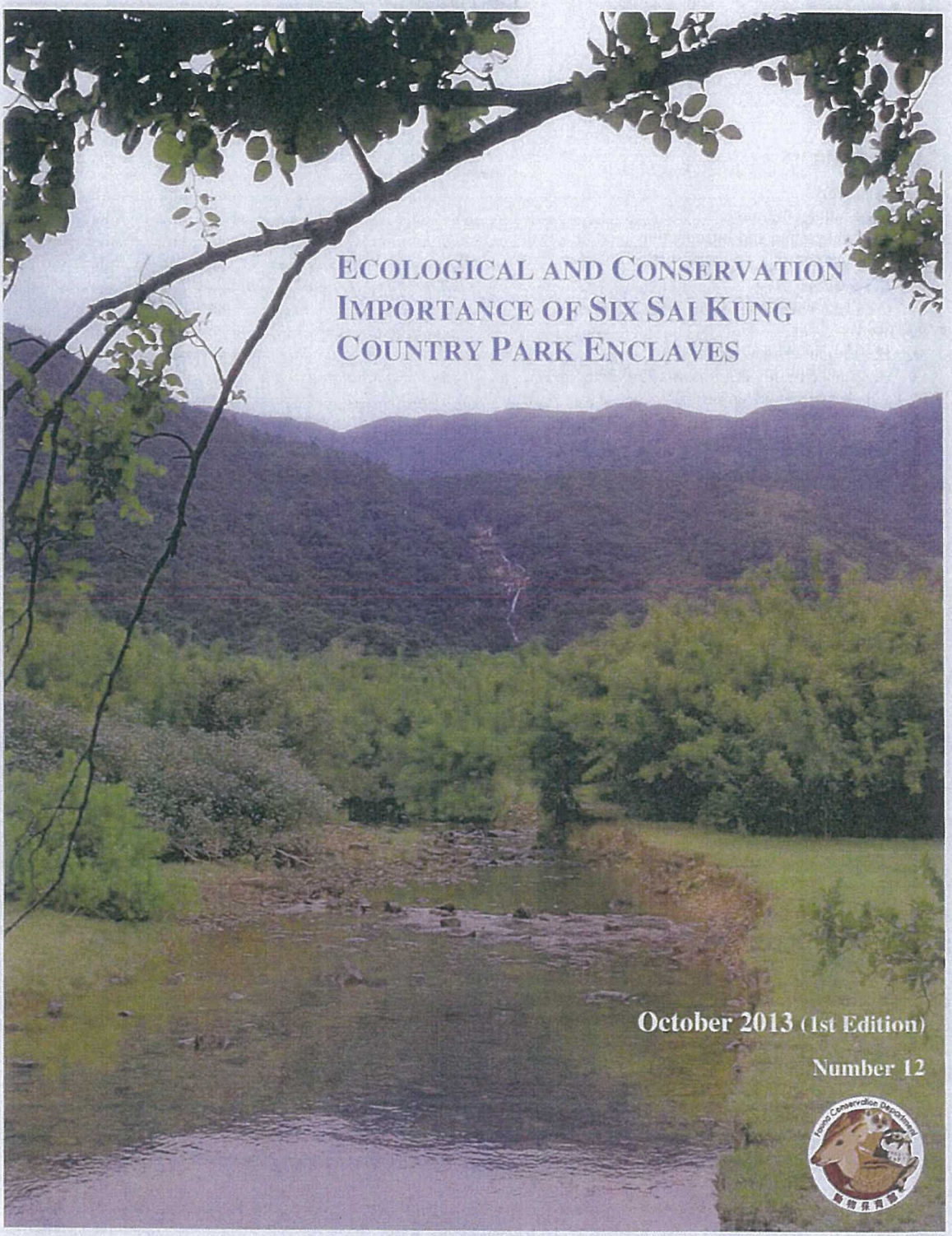
Best Regards,

Tony

K F B G

Kadoorie Farm & Botanic Garden

嘉道理農場暨植物園



Ecological and Conservation Importance of Six Sai Kung Country Park Enclaves

October 2013 (1st Edition)

Number 12

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

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	
Channelized watercourse			0.27				
Backshore vegetation				0.36	1.43	3.83	
Developed/ Village area	4.99	0.84	4.82	9.17	1.31	1.94	
Dry agricultural land	0.83			0.14			
Fung shui Woodland	4.76	4.97	3.64	2.62	6.96		
Grassland	0.41	7.65	5.00			1.60	
Shrubby grassland	0.88		7.65	0.99	6.25		
Mangrove				1.21	6.14	3.11	
Marsh	0.92		0.95	0.41			
Natural watercourse	2.82	1.99	0.85	2.62	0.88	3.42	
Plantation			1.26				
Pond			0.31	0.61			
Ruderal area*	0.06			0.18	1.04	0.19	
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	
Waste ground			1.63		0.43		
Total %	100.00	100.00	100.00	100.00	100.00	100.00	**Total**
Total area (ha)	**48.16**	**9.23**	**22.40**	**97.20**	**17.11**	**56.23**	**250.33**

* 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 re-profiled 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 habitat-generalists. 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	KT	TKP	CK
Bufo melanostictus Asian Common Toad	Nil	Generalist	+		+	+		
Fejervarya 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	1. Potential Global Concern 2. 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	PTA	KT	TKP	CK
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	1. Regional Concern 3. Endangered	Generalist	+					
Bungarus multicinctus Many-banded Krait	1. Potential Regional Concern 3. Vulnerable	Generalist	+		+	+		
Cyclophiops major Greater Green Snake	Nil	Woodland	+			+		+
Elaphe porphyracea Red Mountain Racer	1. Local Concern 3. Vulnerable	Woodland	+			+		
Elaphe radiata Copperhead Racer	1. Potential Regional Concern 3. Endangered	Generalist	+		+	+		
Enhydris plumbea Plumbeous Water Snake	Nil	Wetland	+					
Lycodon subcictus Banded Wolf Snake	Nil	Woodland	+					
Naja atra Chinese Cobra	1. Potential Regional Concern 3. Vulnerable	Generalist	+		+	+	+	
Oligodon cinereus Golden Kukri Snake	1. Local Concern	Woodland	+			+		
Oligodon formosanus Taiwan Kukri Snake	Nil	Generalist	+			+		
Ophiophagus hannah King Cobra	1. Potential Regional Concern 2. Vulnerable 3. Critically Endangered	Generalist	+			+		
Opisthotrophis balteatus Banded Stream Snake	Nil	Watercourse	+			+		
Opisthotropis andersonii Anderson's Stream Snake	Endemic to the region 1. Potential Global Concern 2. Near Threatened	Watercourse	+					
Pareas margaritophorus White-spotted Slug Snake	Nil	Woodland, shrubland	+		+	+		
Protobothrops mucrosquamatus Pointed-scaled Pit Viper	1. Local Concern	Woodland	+					
Psammodynastes pulverulentus Mock Viper	Nil	Woodland, shrubland, grassland	+			+		
Ptyas mucosus Common Rat Snake	1. Potential Regional Concern 3. Endangered	Generalist	+		+	+		
Python bivittatus Burmese Python	1. Potential Regional Concern 2. Vulnerable 3. Critically Endangered	Generalist	+		+	+	+	

Species Name & Common Name	Conservation Status*	Habitat Requirement	PSO	NST	PTA	KT	TKP	CK
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	1. Regional Concern 3. 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)
^Some scholars consider that the South China *G. gecko* should be renamed as *G. reevesii* (Rösler *et al.* 2011)

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

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 1. Location of the six enclaves under the present study

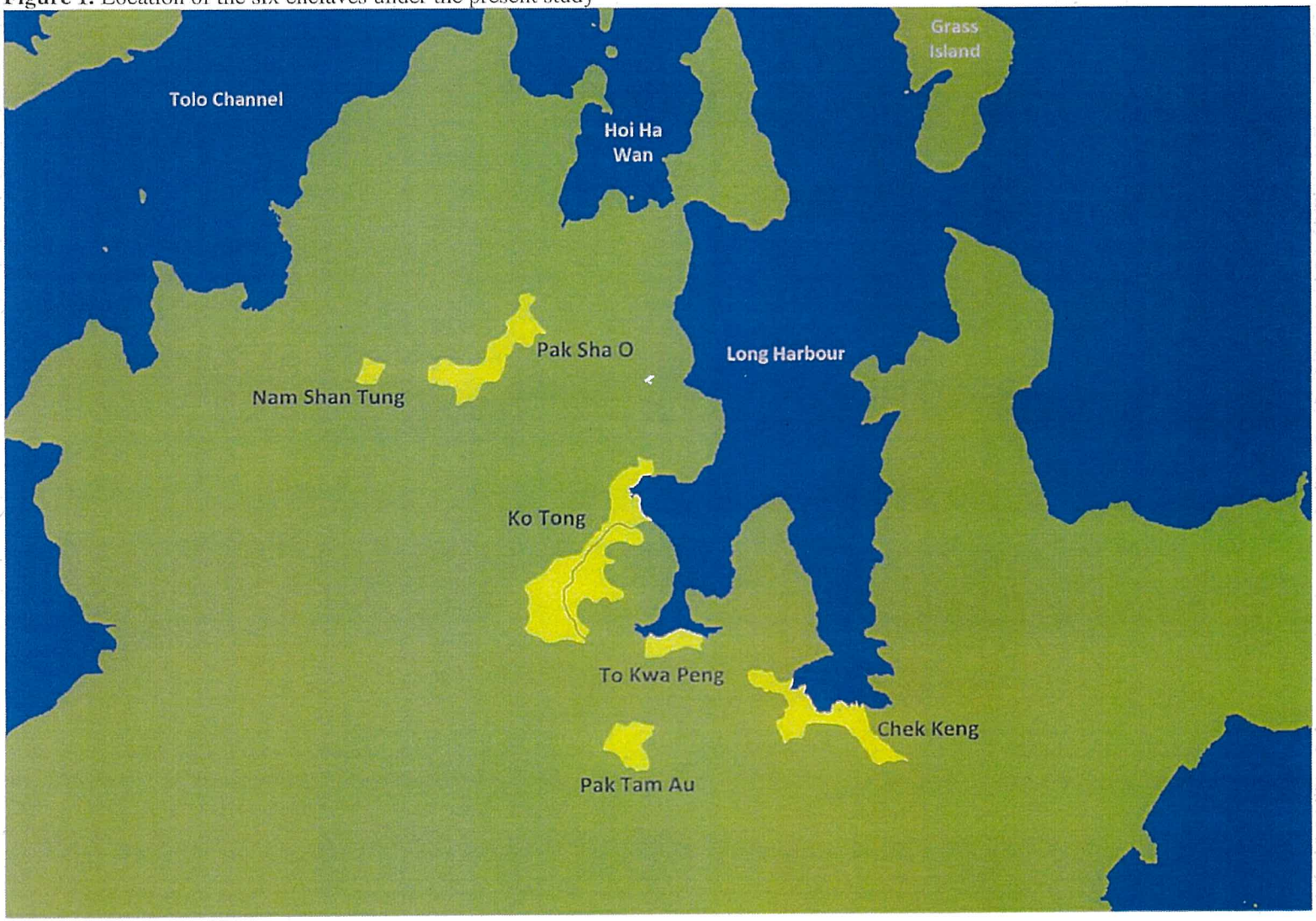


Figure 2. Habitat map of Pak Sha O and Pak Sha O Ha Yeung



Figure 3. A natural freshwater marsh at Pak Sha O

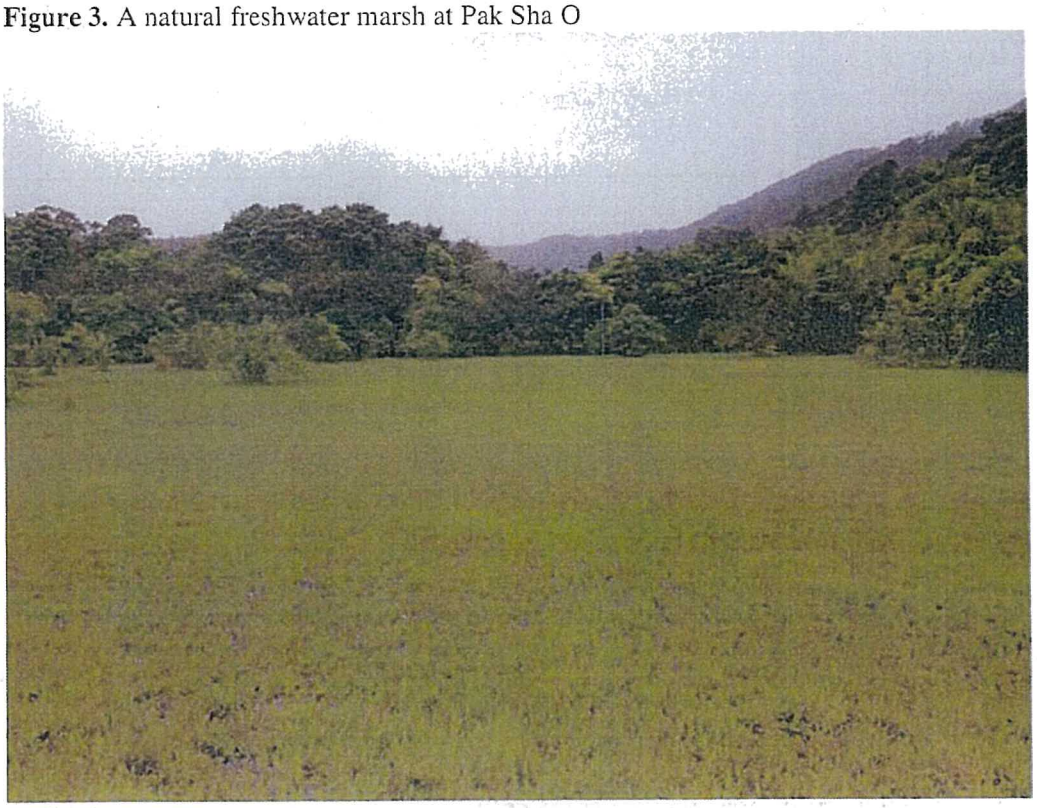


Figure 4. The natural freshwater marsh was re-profiled into an active agricultural land during the second half of 2012



Figure 5. Habitat map of Nam Shan Tung

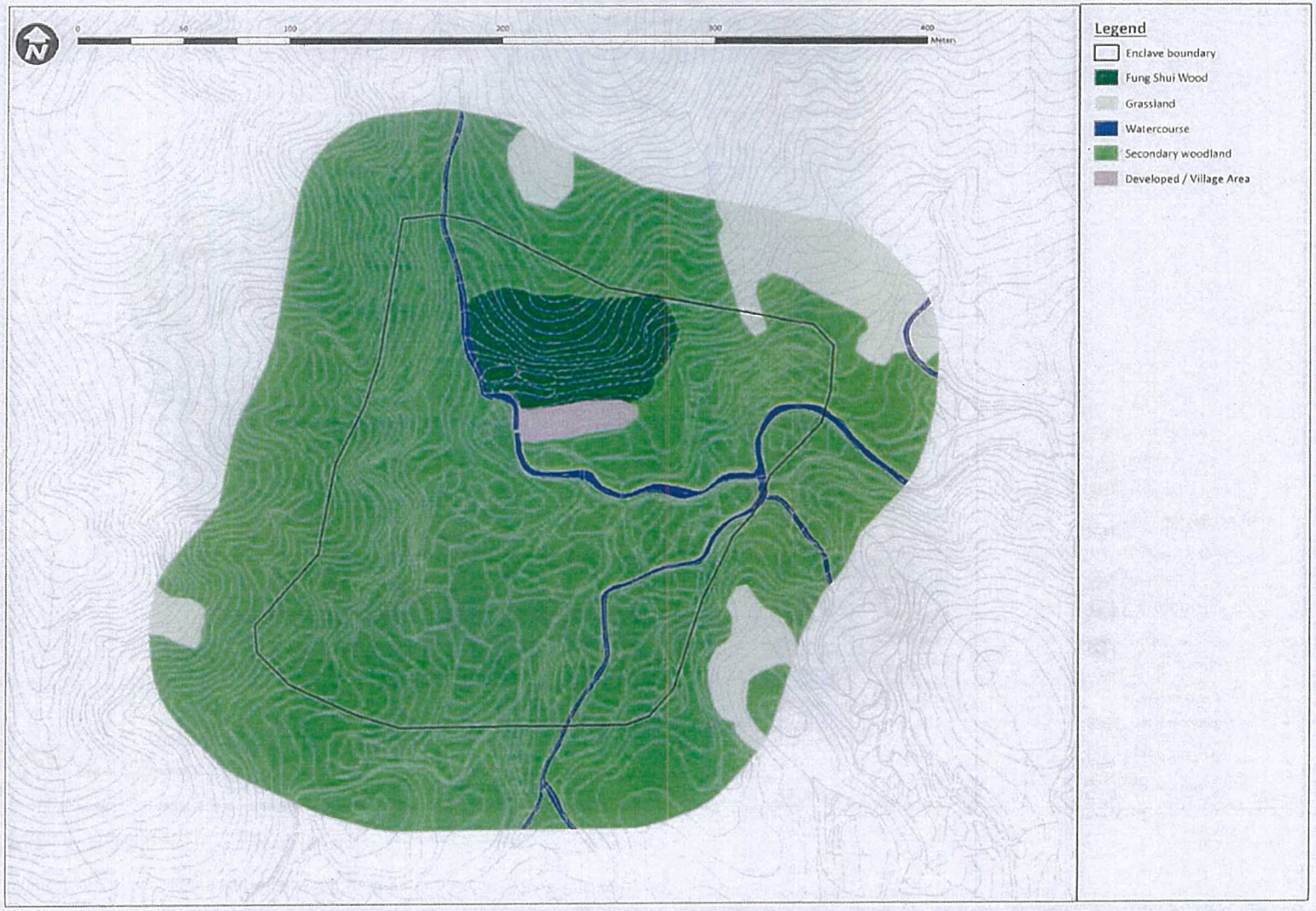


Figure 6. Habitat map of Pak Tam Au

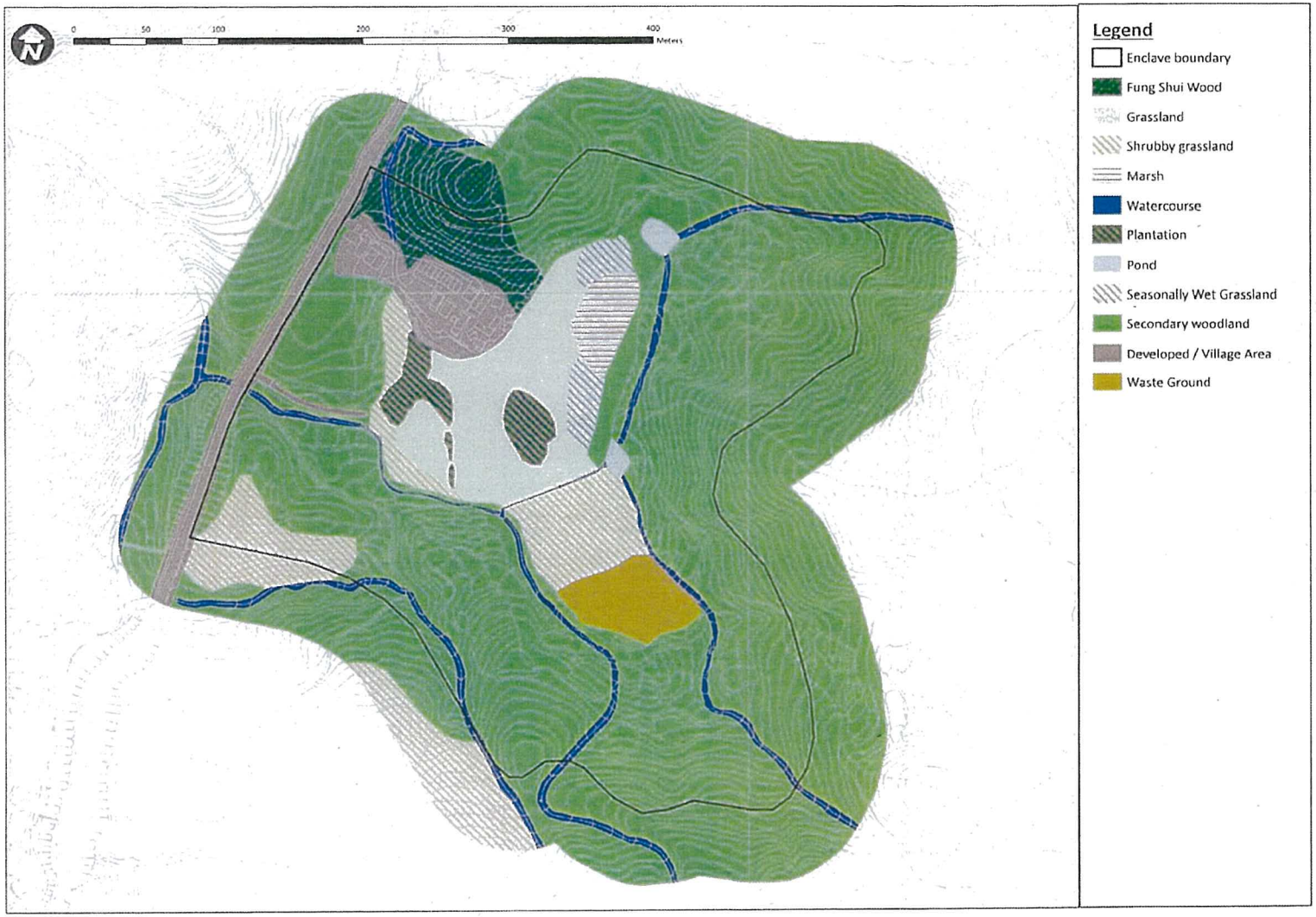


Figure 7. Habitat map of Ko Tong



Figure 8. Habitat map of To Kwa Peng

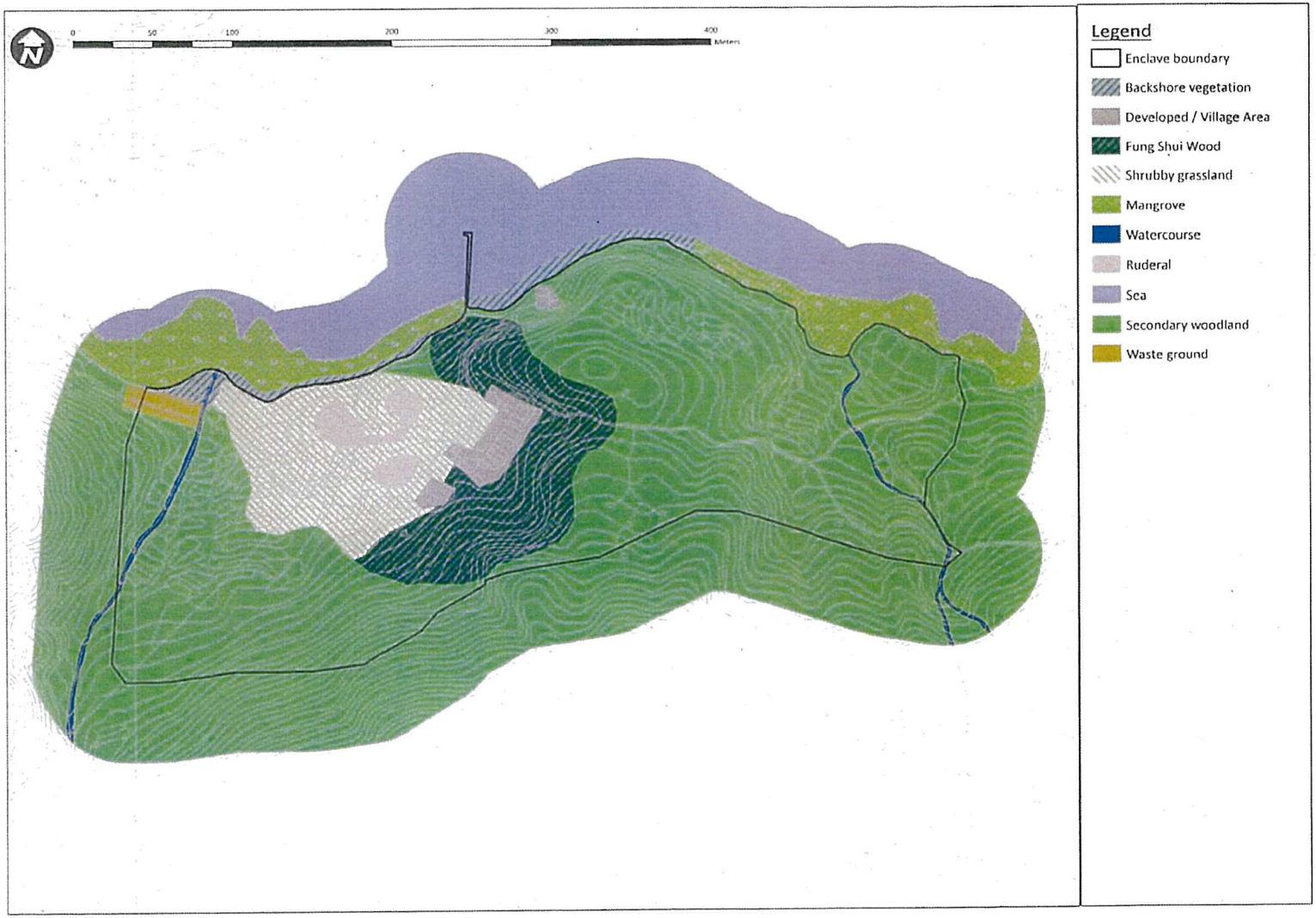


Figure 9. Habitat map of Chek Keng

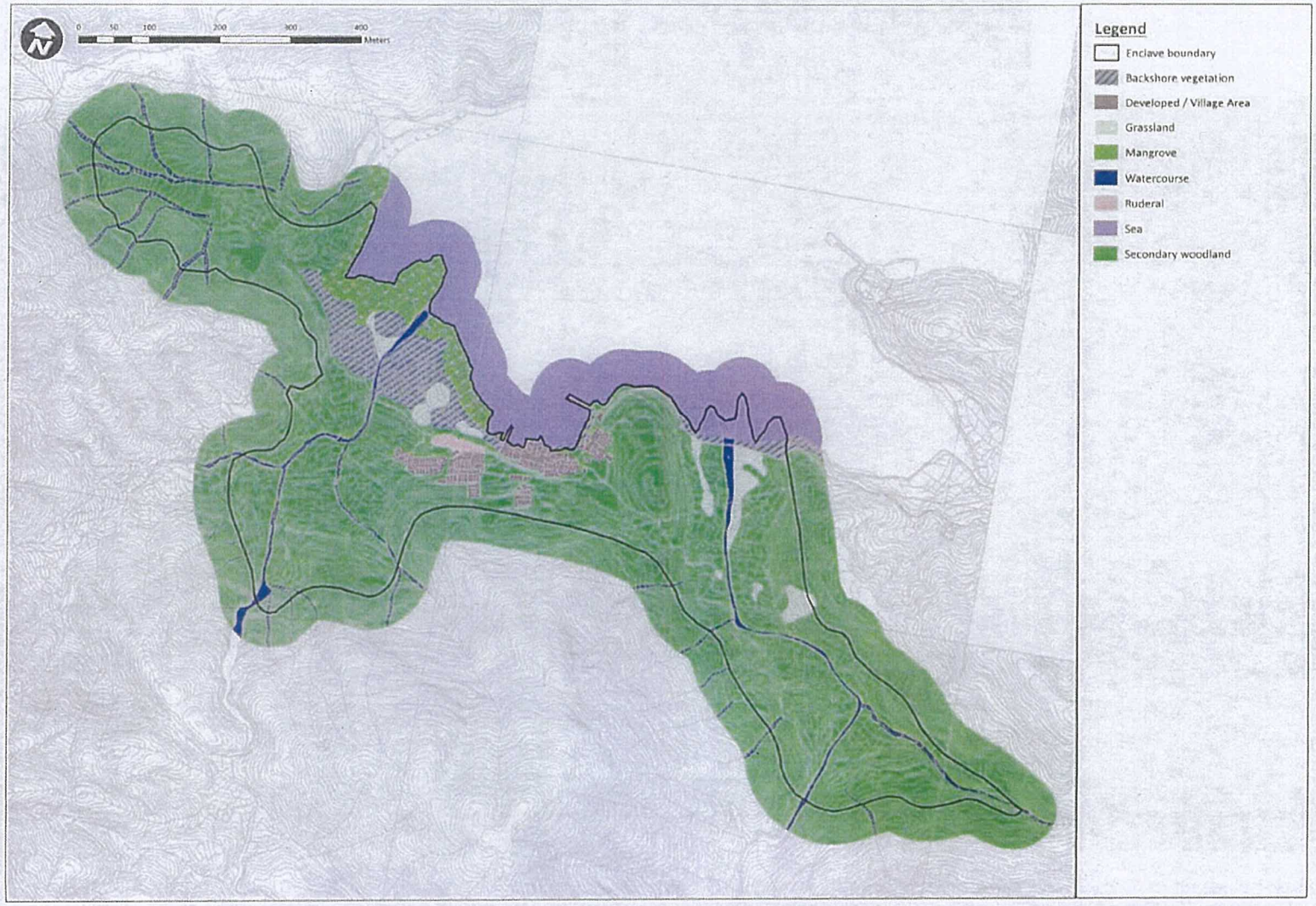


Figure 10. Juvenile fishes observed in the estuaries at Chek Keng



Figure 11. Sesarmine Crab burrows within the riparian zone 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

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

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
Abutilon indicum	磨盤草	Subshrub	Restricted						*	
Acacia confusa	台湾相思	Tree	Exotic, Common, often planted in plantation		*	*				
Adiantum flabellulatum	扇葉鐵線蕨	Herb	Very common			*	*			
Adiantum malesianum	南洋鐵線蕨	Herb	Common				*			
Adina pilulifera	水團花	Tree	Very common			**				
Adinandra millettii	黃瑞木	Tree	Common			*				
Aegiceras corniculatum	桐花樹	Shrub	Common	**						**
Alangium chinense	八角楓	Tree	Common			**				
Alocasia macrorrhizos	海芋	Herb	Very common			*			*	
Alyxia sinensis	念珠藤	Woody climber	Common			*				
Amaranthus viridis	野莧	Herb	Very common						*	
Anisomeles indica	廣防風	Herb	Common		*				*	
Antidesma bunius	五月茶，五味子	Tree	Common			**				
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			*				

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	亮葉猴耳環	Tree	Common			*				
Ardisia crenata	大羅傘	Shrub	Common			**				
Ardisia lindleyana	山血丹	Shrub	Common			*				
Ardisia quinquegona	羅傘	Small tree	Very common			*				
Atalantia buxifolia	酒餅簕	Shrub	Common		*	*	*			
Avicennia marina	白骨壤	Tree	Common	*				*		**
Axonopus compressus	地毯草	Herb	Exotic, Common		**			*	*	
Bambusa sp.	竹屬	Bamboo	Common			*				
Bauhinia glauca	粉葉羊蹄甲，羊蹄甲藤	Woody climber	Very common			***				
Berchemia floribunda	勾兒茶	Climbing shrub	Common			*				
Bidens alba	白花鬼針草	Herb	Exotic, Very common			*				
Blechnum orientale	烏毛蕨	Herb	Very common			*	*			
Bombax ceiba	木棉	Tree	Exotic, Exotic, common for roadside planting						*	
Bougainvillea spectabilis	簕杜鵑	Climbing shrub	Exotic, Common						*	
Breynia fruticosa	黑面神	Shrub	Very common		*	*				
Bridelia tomentosa	土蜜樹	Tree	Very common		*	*				
Brucea javanica	鴨腳子，苦參子	Shrub or tree	Common		*	*				
Caesalpinia crista	假老虎簕	Woody climber	Very common			*				
Caesalpinia vernalis	春雲實	Woody climber	streamside, lowland, common		**					

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
Callicarpa kochiana	枇杷葉紫珠	Shrub	Common		*	*				
Canavalia lineata	狹刀豆	Climber	Common			*				
Carallia brachiata	竹節樹	Tree	Common			*				
Carica papaya	番木瓜	Tree	Exotic, Cultivated for food						*	
Cassytha filiformis	無根藤	Parasitic climber	Very common			*				
Casuarina equisetifolia	木麻黃	Tree	Exotic, Often planted in plantation and along roadside, apparently semi-naturalized in the nature			*				
Celtis sinensis	朴樹	Tree	Common			*			*	
Centella asiatica	崩大碗	Herb	Very common			*				
Centotheca lappacea	假淡竹葉	Herb	Common			*				
Cerbera manghas	海芒果	Tree	Common	***	*	**	**			
Cheilosoria tenuifolia	薄葉碎米蕨	Herb	Common			*	*			
Chloris barbata	孟仁草	Herb	Very common		*					
Chrysopogon aciculatus	竹節草，假倉黍	Herb	Very common		***					
Cinnamomum parthenoxylon	黃樟	Tree	Common			**				
Citrus maxima	柚	Tree	Exotic, Cultivated for food					*		
Citrus reticulata	桔	Small tree	Common						*	
Clausena lansium	黃皮	Tree	Exotic, Commonly planted for fruit						*	
Cleistocalyx nervosum	水翁	Tree	Common				***			
Clerodendranthus spicatus	腎茶，猫鬚草	Herb	Exotic, Common						*	

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
Clerodendrum inerme	苦郎樹，假茉莉	Shrub	Common		*					
Cocculus orbiculatus	木防己	Climber	Common			*				
Cratoxylum cochinchinense	黃牛木	Tree	Very common			**	*			
Crinum asiaticum var. sinicum	文殊蘭	Herb	Restricted		*	*				
Cuscuta chinensis	菟絲子	Parasitic herbaceous climber	Common			*				
Cyclea hypoglauca	粉葉輪環藤	Climber	Common			*				
Cyclosorus interruptus	間斷毛蕨	Herb	Common			**				
Cyclosorus parasiticus	華南毛蕨	Herb	Very common			*				
Cynodon dactylon	狗牙根	Herb	Very common		*				*	
Cyrtococcum patens	弓果黍	Herb	Very common		**	*				
Dalbergia benthamii	兩廣黃檀	Woody climber	Common			**				
Dalbergia millettii	香港黃檀	Woody climber	Common			*				
Daphniphyllum calycinum	牛耳楓	Tree	Common		*	*	*	*		
Daphniphyllum oldhamii	交讓木	Tree	Common			*				
Dendrotrophe varians	寄生藤	Parasitic	Very common			*				
Desmodium triflorum	三點金	Herb	Very common		*					

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	假鷹爪	Woody climber	Common			**	*			
Dicranopteris pedata	芒萁	Herb	Very common			**				
Dimocarpus longan	龍眼，桂圓	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			**	*			
Diploclisia glaucescens	苦白藤狗風，防己	Woody climber	Common			*	*			
Diplospora dubia	狗骨柴	Shrub or tree	Common			*				
Elaeagnus loureirii	羅伯紫蘇，羅氏胡頹子	Woody climber	Common			*				
Elaeocarpus chinensis	中華杜英，野杜英	Tree	Common			*				
Elephantopus scaber	地膽草	Herb	Common		**	*	*			
Embelia laeta	酸藤子	Woody climber	Very common			*				
Embelia vestita	密齒酸藤子	Woody climber	Common			*				
Emilia sonchifolia	一點紅	Herb	Very common		*				*	
Eurya nitida	細齒葉柃	Shrub	Very common			*				
Excoecaria agallocha	海漆	Tree	Common	**	*					**
Ficus hirta	粗葉榕	Shrub	Common			*				
Ficus hispida	對葉榕	Tree	Very common			*	*			
Ficus microcarpa	細葉榕	Tree	Common						*	

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	薜荔	Climber	Very common			*			*	
Ficus tinctoria subsp. *Gibbosa*	斜葉榕	Tree	Restricted			*				
Ficus variegata var. *chlorocarpa*	青果榕	Tree	Common			*			*	
Ficus variolosa	變葉榕	Shrub or tree	Very common			*				
Fimbristylis sp.	飄拂草屬	Herb	Restricted		*					
Gahnia tristis	黑莎草	Herb	Very common			**				
Garcinia oblongifolia	黃牙果	Tree	Very common			*				
Glochidion eriocarpum	毛果算盤子	Tree	Very common			*	*			
Glochidion lanceolarium	艾氏算盤子,大葉算盤子	Shrub	Common		*	*				
Glochidion zeylanicum	香港算盤子	Shrub	Common			***				
Gnetum hoifuense	罷浮買麻藤	Climber	Very common, regarded as "Near Threatened" accordign to IUCN Red List			*				
Gnetum parvifolium	小葉買麻藤	Climber	Very common			*				
Gymnanthera oblonga	海鳥藤	Slender woody climber	Regarded as Very Rare in Xing *et al.* (2000), common in serveral distrites 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	黃槿	Tree	Common	***	*	*	**			*

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			**				
Ilex asprella	梅葉冬青	Shrub	Very common		*	*				
Ilex pubescens	毛冬青	Shrub	Very common			***				
Ipomoea cairica	五爪金龍	Herbaceous climber	Exotic, Very common			*				
Isachne globosa	柳葉箬	Herb	Very common						*	
Ixora chinensis	龍船花	Shrub	Restricted						*	
Kalanchoe pinnata	落地生根	Herb	Exotic, Common			*			*	
Kandelia obovata	水笔仔	Tree	Very common	**						****
Lantana camara	馬纓丹	Shrub	Exotic, Very common	**	*	*	*	*	*	
Lemnaphyllum microphyllum	伏石蕨	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		*					
Lindsaea orbiculata	團葉鱗始蕨	Herb	Very common			*				
Liriope spicata	山麥冬，麥門冬	Herb	Very common			*				
Litchi chinensis	荔枝	Tree	Exotic, Restricted						*	
Litsea cubeba	木薑子	Tree	Common			*				
Litsea glutinosa	潺槁樹	Tree	Very common			*	*			
Litsea rotundifolia var. *oblongifolia*	豺皮樟	Tree	Very common			*				

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
Lophatherum gracile	淡竹葉	Herb	Very common			*			*	
Lygodium flexuosum	曲軸海金沙	Climber	Very common				*			
Lygodium japonicum	海金沙	Climber	Very common	*		*	*	*	*	
Lygodium scandens	小葉海金沙	Climber	Common			*				
Macaranga tanarius var. *tomentosa*	血桐	Tree	Common			*			*	
Machilus chekiangensis	浙江潤楠	Tree	Very common			**				
Machilus velutina	絨毛潤楠	Tree	Common			**				
Maesa perlarius	鯽魚藤	Shrub	Common		*	*			*	
Mallotus paniculatus	白楸	Tree	Very common		*	**				
Melastoma malabathricum	野牡丹	Shrub	Common		*	*				
Melastoma sanguineum	毛菍	Shrub	Common			*				
Melicope pteleifolia	三極苦	Tree	Common			*				
Melodinus suaveolens	山橙	Woody climber	Common			*				
Mikania micrantha	薇甘菊	Herbaceous climber	Exotic, Very common		*			****	*	
Millettia nitida	亮葉崖血藤	Woody climber	Very common			*				
Miscanthus floridulus	五節芒	Herb	Common			*				
Mussaenda pubescens	玉葉金花	Climbing shrub	Very common			*	*			

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 corniculata	酢漿草	Herb	Very common		*					
Paederia scandens	雞矢藤	Climber	Very common		*	*				
Palhinhaea cernua	鋪地蜈蚣, 燈籠草	Creeping herb	Very common			*				
Paliurus ramosissimus	馬甲子	Tree	Common	****	**	**	**			*
Pandanus austrosinensis	露兜草	Herb	Common				**			
Pandanus tectorius	露兜樹	Small tree	Very common		**	*				
Panicum brevifolium	短葉黍	Herb	Very common						*	
Paspalum conjugatum	兩耳草	Herb	Exotic, Common		**					
Paspalum distichum	雙穗雀稗	Herb	Common		*					
Pavetta hongkongensis	香港大沙葉	Shrub or small tree	Common, Protected under Cap. 96A			**				
Perilla frutescens	紫蘇	Herb	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	青蒟	Climber	Restricted			*				
Pluchea indica	闊苞菊，煙茜	Shrub	Common		*					

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
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	蜈蚣草	Herb	Very common			*				
Pueraria lobata	野葛	Climber	Very common			*	*			
Pycreus polystachyus	多穗扁莎	Herb	Very common		*					
Rhaphiolepis indica	車輪梅	Shrub or small tree	Very common			*				
Rhapis excelsa	棕竹	Shrub	Common			**				
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common		*	**				
Rhus chinensis	鹽膚木	Tree	Common				*			
Rhus hypoleuca	白背鹽膚木	Tree	Common	**	*	**				
Rhus succedanea	野漆樹	Tree	Common			*	*			
Rosa laevigata	金櫻子	Climbing shrub	Common			*				
Rourea microphylla	小葉紅葉藤，紅葉藤	Woody climber	Common			*	*			
Rubus reflexus	蛇泡簕	Climbing shrub	Very common			*				
Ruellia coerulea	蘭花草	Herb	Exotic, Common						*	
Sageretia thea	雀梅藤	Shrub	Common	**		*			*	
Sapium discolor	山烏桕	Tree	Very common			*				
Sapium sebiferum	烏桕	Tree	Common		*	*				
Sarcandra glabra	草珊瑚	Subshrub	Common			*				

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
Schefflera heptaphylla	鵝掌木	Tree	Very common			***	*			
Schizostachyum dumetorum	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,冰糖草	Herb	Common			*				
Selaginella doederleinii	深綠卷柏	Herb	Common			*				
Selaginella uncinata	翠雲草	Herb	Common						*	
Senna occidentalis	望江南，野扁豆	Shrub	Very common		*					
Smilax china	金剛藤	Climbing shrub	Very common			*				
Smilax glabra	土茯苓,光葉菝葜	Climbing shrub	Very common			*				
Smilax lanceifolia var. *opaca*	暗色菝葜	Climbing shrub	Common			*	*			
Solanum capsicoides	牛茄子，蘇茄	Herb	Exotic, Regarded as Rare in Xing *et al.* (2000), widely established in HK in recent years			*			*	
Spermacoce stricta	豎花草	Herb	Restricted						*	
Stachytarpheta jamaicensis	假馬鞭	Herb	Exotic, Common		*					
Stephania longa	千金藤	Climber	Common		*			*	*	
Sterculia lanceolata	假蘋婆	Tree	Very common			*				
Strophanthus divaricatus	羊角拗	Woody climber	Common		*	*	*			

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	Common			*				
Styrax suberifolius	栓葉安息香，紅皮	Tree	Common			*				
Suaeda australis	南方鹼蓬	Herb	Common	*						
Symplocos cochinchinensis var. *laurina*	黃牛奶樹	Tree	Common		**	*				
Symplocos crassifolia	厚葉山礬,厚葉灰木	Tree	Common			*				
Symplocos lancifolia	光葉山礬	Tree	Common			*				
Syzygium buxifolium	赤楠	Shrub	Common			*				
Syzygium hancei	韓氏蒲桃，紅蕊蒲桃	Tree	Common			*	*			
Syzygium jambos	蒲桃	Tree	Exotic, Common		*	*	*			
Syzygium levinei	山蒲桃	Tree	Common			**				
Tetracera asiatica	錫葉藤	Woody climber	Very common			*	*			
Toxocarpus wightianus	弓果藤	Slender woody climber	Very common			*				
Triumfetta rhomboidea	刺蒴麻	Subshrub	Common						*	
Tylophora ovata	娃兒藤	Slender woody climber	Common			*				
Urena lobata	肖梵天花	Subshrub	Common		*					
Urena procumbens	梵天花	Subshrub	Common		*	*		*		
Uvaria macrophylla	紫玉盤	Woody climber	Common			*				

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
Vernonia cinerea	夜香牛	Herb	Very common		*					
Viburnum odoratissimum	珊瑚樹	Tree	Very common		*	*	***	*		
Viola diffusa	莧菜	Herb	Common				*			
Vitex rotundifolia	白背蔓荊	Shrub	Exotic, Common	**	*					
Wedelia trilobata	三裂葉蟛蜞菊	Herb	Exotic, Common					*	*	
Wikstroemia indica	了哥王	Shrub	Common			**				
Wikstroemia nutans	細軸荛花	Shrub	Common			**				
Youngia japonica	黃鵪菜	Herb	Very common			*				
Zanthoxylum ailanthoides	樗葉花椒	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	簕欓花椒	Tree	Common			*				
Zanthoxylum nitidum	兩面針	Climbing shrub	Very common			*				
Zanthoxylum scandens	花椒簕	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, * = Scarce

Table A1-2. Flora species recorded within Ko Tong enclave

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Backshore Vegetation[#]	Dry Agricultural Land	Ko Tong *Feng Shui* Woodland	Ko Tong Ha Yeung *Feng Shui* Woodland	Mangrove	Marsh	Secondary Woodland	Natural Watercourse	Pond	Ruderal Area	Seasonally Wet Grassland	Shrubby Grassland	Developed / Village Area
Acacia confusa	台灣相思	Tree	Exotic, Common, often planted in plantation													*
Adiantum flabellulatum	扇葉鐵線蕨	Herb	Very common			*										
Adina pilulifera	水團花	Tree	Very common								*					
Aegiceras corniculatum	桐花樹	Shrub	Common	**				***								
Alangium chinense	八角楓	Tree	Common			**				***			*			*
Alocasia macrorrhizos	海芋	Herb	Very common			*					*		*			
Alpinia hainanensis	草豆蔻	Herb	Very common			*					**					
Alpinia stachyodes	密苞山薑	Herb	Common								*					
Ampelopsis cantoniensis	廣東蛇葡萄	Climber	Very common							*						
Anisomeles indica	假防風	Herb	Common							*					*	
Annona squamosa	番荔枝	Tree	Common												*	
Antidesma bunius	五月茶、五味子	Tree	Common			*	*			**						*
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 lucidum	亮葉猴耳環	Tree	Common			*				*						

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
Archontophoenix alexandrae	假檳榔	Tree	Exotic, Commonly planted for greening													*
Ardisia crenata	大羅傘	Shrub	Common			*				*			*			
Ardisia quinquegona	羅傘	Small tree	Very common			*				*			**			
Atalantia buxifolia	酒餅簕	Shrub	Common							*						
Avicennia marina	白骨壤	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	秋楓	Tree	Common							*						
Blechnum orientale	烏毛蕨	Herb	Very common			**				*						
Breynia fruticosa	黑面神	Shrub	Very common							*						
Bridelia tomentosa	土蜜樹	Tree	Very common							*						
Brucea javanica	鴉膽子，苦參子	Shrub or tree	Common	*											**	
Bruguiera gymnorhiza	木欖	Tree	Restricted					**								
Byttneria aspera	刺果藤	Woody climber	Very common			***	***			***			*			
Callicarpa kochiana	枇杷葉紫珠	Shrub	Common													*
Cardiospermum halicacabum	倒地鈴	Climber	Restricted												*	
Carica papaya	番木瓜	Tree	Exotic, Cultivated for food		*											
Castanopsis fissa	罰朝雅	Tree	Common							*						*

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
Cerbera manghas	海芒果	Tree	Common	*				*								
Choerospondias axillaris	南酸棗	Tree	Common							*						
Cinnamomum camphora	樟	Tree	Common				**									*
Cinnamomum parthenoxylon	黃樟	Tree	Common			**				**		**	*			
Citrus maxima	柚	Tree	Exotic, Cultivated for food		*											
Citrus reticulata	桔	Small tree	Common		**											
Citrus sinensis	橙	Tree	Cultivated for food		*											
Clausena lansium	黃皮	Tree	Exotic, Commonly planted for fruit				*									
Cleistocalyx nervosum	水翁	Tree	Common	**						*	**					
Clerodendrum inerme	苦郎樹，假茉莉	Shrub	Common	*				*								
Cocculus orbiculatus	木防己	Climber	Common							*						
Colocasia esculenta	芋	Herb	Cultivated						*							
Commelina diffusa	節節草	Herb	Common						**							
Cratoxylum cochinchinense	黃牛木	Tree	Very common			**	*			**			*		*	*
Cyclosorus interruptus	間斷毛蕨	Herb	Common						**			*				
Cyclosorus parasiticus	華南毛蕨	Herb	Very common			*				*						
Cyperus compressus	扁穗莎草	Herb	Very common						*							
Cyperus pilosus	毛軸莎草	Herb	Common						*		*			*		
Cyrtococcum patens	弓果黍	Herb	Very common						*** *	*		**	*			
Dalbergia benthamii	兩廣黃檀	Woody climber	Common			*				**						

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
Daphniphyllum calycinum	牛耳楓	Tree	Common							**						
Delonix regia	鳳凰木，金鳳	Tree	Exotic, Common				*									
Desmos chinensis	假鷹爪	Woody climber	Common			*				**			*			
Dicranopteris pedata	芒萁	Herb	Very common			*				*						
Dimocarpus longan	龍眼，桂圓	Tree	Exotic, Restricted			*	**			*			*			
Dioscorea bulbifera	黃獨	Climber	Common			*										
Elacagnus loureirii	雞柏紫藤，羅氏胡頹子	Woody climber	Common			*										
Embelia laeta	酸藤子	Woody climber	Very common							*						
Embelia vestita	密齒酸藤子	Woody climber	Common							*						
Eriocaulon trimcatum	非律賓穀精草	Herb	Common						*							
Eucalyptus robusta	大葉桉，大葉有加利	Tree	Exotic, Common, often planted in plantation													*
Excoecaria agallocha	海漆	Tree	Common	*				***								
Ficus hispida	對葉榕	Tree	Very common								**					
Ficus microcarpa	細葉榕	Tree	Common			*										*
Ficus subpisocarpa	筆管榕	Tree	Common	*			*	*								
Ficus variegata var. chlorocarpa	青果榕	Tree	Common							*						
Fimbristylis nutans	點頭飄拂草	Herb	Restricted						*							
Fimbristylis sieboldii	錫蘭飄拂草	Herb	Common						*							
Floscopa scandens	聚花草	Herb	Common						**			*		*		

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	天鵝草	Herb	Common						*							
Geissapis cristata	龍爪豆	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							**					*	*
Glochidion zeylanicum	香港算盤子	Shrub	Common						*	*		***	*	***	*	
Gnetum luofuense	羅浮買麻藤	Climber	Very common, regarded as "Near Threatened" accordign to IUCN Red List			*	**									
Gymnanthera oblonga	海鳥藤	Slender woody climber	Regarded as Very Rare in Xing *et al.* (2000), common in serveral distries in HK including Sai Kung, Tsing Yi, Yeun Long and Lantau Island (AFCD 2009)	**				*								
Hedychium coronarium	益花	Herb	Exotic, Common		*											
Heterosmilax japonica	肖菝葜	Climber	Common			*				*						
Hibiscus tiliaceus	黃槿	Tree	Common	***				**			**					
Hypericum japonicum	地耳草	Herb	Very common						*			*		*		
Ilex asprella	梅葉冬青	Shrub	Very common							*						
Impatiens chinensis	華鳳仙	Herb	Common						**							
Ipomoea batatas	番薯	Herbaceous climber	Exotic, Cultivated		**											
Ipomoea triloba	三裂葉薯	Herbaceous climber	Exotic, Common						**							

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
Ischaemum barbatum	粗毛鴨嘴草	Herb	Very common						***			**				
Ischaemum ciliare	細毛鴨嘴草	Herb	Very common						*** *							
Kalanchoe pinnata	落地生根	Herb	Exotic, Common	*												*
Kandelia obovata	水筆仔	Tree	Very common					*** *								
Kyllinga nemoralis	單穗水蜈蚣	Herb	Very common						*						*	
Kyllinga polyphylla	香根水蜈蚣	Herb	Exotic, Common											*		
Lantana camara	馬纓丹	Shrub	Exotic, Very common	*	*					*	*		**		***	*
Ligustrum sinense	山指甲	Shrub or small tree	Common			*				*						
Lindernia crustacea	母草	Herb	Restricted											*		
Lindernia oblonga	棱萼母草	Herb	Restricted						*							
Lindernia rotundifolia	迷你泥花草	Herb	Restricted											*		
Lipocarpha chinensis	華湖瓜草	Herb	Restricted						*							
Liriope spicata	山麥冬，麥門冬	Herb	Very common								*					
Litchi chinensis	荔枝	Tree	Exotic, Restricted			*	*									
Lithocarpus glaber	柯，石櫟	Tree	Common							**						
Litsea rotundifolia var. *oblongifolia*	豺皮樟	Tree	Very common							*						
Lophatherum gracile	淡竹葉	Herb	Very common			*										
Lophostemon confertus	紅膠木	Tree	Exotic, Commonly planted							*						*
Ludwigia hyssopifolia	草龍	Herb	Common											*		
Ludwigia octovalvis	毛草龍	Herb	Common						*							

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		*	**				*		*			*	*
Lygodium scandens	小葉海金沙	Climber	Common						*	*		*				
Macaranga tanarius var. *tomentosa*	血桐	Tree	Common							*			*			*
Machilus chekiangensis	浙江潤楠	Tree	Very common			**				***						*
Maesa perlarius	鯽魚膽	Shrub	Common		*	**			*	**					*	
Mallotus paniculatus	白楸	Tree	Very common				**			***	*	**				
Mangifera indica	杧果	Tree	Exotic, Commonly planted for fruit				*									
Melaleuca quinquenervia	白千層	Tree	Exotic, Commonly used for slope plantation													*
Melastoma malabathricum	野牡丹	Shrub	Common	*					**	*		***		**	**	*
Melicope pteleifolia	三極苦	Tree	Common							*						
Microcos nervosa	破布葉，布渣葉	Tree	Common	*		*				*						
Microstegium ciliatum	剛莠竹	Herb	Very common							**						
Mikania micrantha	薇甘菊	Herbaceous climber	Exotic, Very common		**				***	**	***		*	*	*	*
Mimosa pudica	含羞草	Herb	Exotic, Very common										*	*	***	
Morus alba	桑	Tree	Common							*						
Murdannia nudiflora	裸花水竹葉	Herb	Common						*							
Musa x paradisiaca	大蕉	Giant herb	Exotic, Commonly cultivated												*	
Mussaenda erosa	牛白藤	Climbing shrub	Common							*						
Neyraudia reynaudiana	類蘆	Herb	Common							*						

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
Oxalis corniculata	酢漿草	Herb	Very common										*			
Palhinhaea cernua	細地蚧銀.垂節草	Creeping herb	Very common						*			*				
Paliurus ramosissimus	馬甲子	Tree	Common	***				**								
Pandanus austrosinensis	露兜草	Herb	Common								**					
Pandanus tectorius	露兜樹	Small tree	Very common	***				**								
Panicum dichotomiflorum	水生黍	Herb	Common						***			*				
Panicum maximum	大黍	Herb	Exotic, Very common		**											
Panicum repens	鋪地黍/怙奇草	Herb	Very common						***			*		*		
Paspalum conjugatum	兩耳草	Herb	Exotic, Common											*		
Paspalum scrobiculatum var. *orbiculare*	圓果雀稗	Herb	Very common											**		
Pavetta hongkongensis	香港大沙葉	Shrub or small tree	Common, Protected under Cap. 96A			*	***			**			*			
Philydrum lanuginosum	田葱	Herb	Common						**			*		**		
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												*	
Piper cathayanum	竹葉	Climber	Restricted			*							*			
Piper hancei	山蔴	Climber	Very common										*			
Plumeria rubra	雞蛋花	Tree	Exotic, Commonly planted for greening													*
Polygonum barbatum	毛蓼	Herb	Common						*							
Polygonum chinense	火炭母	Herb	Very common										*			

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
Polygonum glabrum	光蓼	Herb	Restricted						**							
Polygonum pubescens	短毛蓼	Herb	Common						*					**		
Praxelis clematidea	假臭草	Herb	Exotic, Very common											*		
Prunus persica	桃	Tree	Exotic, Commonly planted for fruit		**											
Psychotria asiatica	九節	Shrub	Very common	*		***				***			*		*	*
Pteris biaurita	狹眼鳳尾蕨	Herb	Common			*										
Pteris semipinnata	半邊旗	Herb	Very common			*				*			*			
Pueraria lobata	野葛	Climber	Very common			*				*	*					
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common						*			***				
Rhus hypoleuca	白背鹽膚木	Tree	Common							*			**			
Rourea microphylla	小葉紅葉藤，紅葉藤	Woody climber	Common							*						
Sacciolepis indica	囊穎草	Herb	Very common						*							
Sageretia thea	雀梅藤	Shrub	Common							**			*			
Sapium discolor	山烏桕	Tree	Very common							**						
Sapium sebiferum	烏桕	Tree	Common							*					***	*
Sarcandra glabra	草珊瑚	Subshrub	Common			*				*						
Schefflera heptaphylla	鵝掌木	Tree	Very common			**	*			**						*
Schima superba	木荷	Tree	Common							**						*
Scolopia chinensis	刺柊	Tree	Common	**												
Scolopia saeva	虎刺柊	Tree	Common							*						

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
Scoparia dulcis	冰塘草	Herb	Common										*		*	
Senna tora	決明,假綠豆	Shrub	Exotic, Common												***	
Solanum erianthum	假煙葉樹	Shrub	Exotic, Common							*	*					
Solanum torvum	水茄	Shrub	Exotic, Common										*		**	
Spermacoce stricta	豐花草	Herb	Restricted		*											
Sphaerocaryum malaccense	稃藎	Herb	Common						**			**				
Spilanthes paniculata	金鈕扣	Herb	Common						*					*	**	
Sterculia lanceolata	假蘋婆	Tree	Very common			**	*			***						*
Strophanthus divaricatus	羊角拗	Woody climber	Common							*						
Strychnos angustiflora	牛眼馬錢	Woody climber	Common	*												
Symplocos cochinchinensis var. *laurina*	黃牛奶樹	Tree	Common							*						
Syzygium hancei	韓氏蒲桃，紅鱗蒲桃	Tree	Common							*						
Syzygium jambos	蒲桃	Tree	Exotic, Common	*		*				*						*
Syzygium levinei	山蒲桃	Tree	Common				*			*						
Tadehagi triquetrum	葫蘆茶	Shrub	Very common							*						
Tetracera asiatica	錫葉藤	Woody climber	Very common			*				*						
Tithonia diversifolia	腫柄菊，假向日葵	Herb	Exotic, Common		**											
Toxocarpus wightianus	弓果藤	Slender woody climber	Very common							*						

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	娃兒藤	Slender woody climber	Common										*			*
Urena lobata	肖梵天花	Subshrub	Common										***		***	
Urena procumbens	梵天花	Subshrub	Common										*		*	*
Utricularia bifida	挖耳草	Small herb	Common						*			*				
Uvaria macrophylla	紫玉盤	Woody climber	Common			*				**			*			
Vernonia cinerea	夜香牛	Herb	Very common										*		*	*
Viburnum odoratissimum	珊瑚樹	Tree	Very common	**		**				***	**					
Vitex quinata	山牡荊	Tree	Common							*						
Wedelia biflora	雙頭菊，舉花蟛蜞菊	Herb	Common	*												
Xyris pauciflora	蔥草	Herb	Restricted						*							
Zanthoxylum avicennae	鋤樣花椒	Tree	Common				*			*						
Zanthoxylum nitidum	兩面針	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, * = Scarce

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	Tree	Exotic. Common, often planted in plantation		*		
Acorus gramineus	石菖蒲	Herb	Very common			**	
Adiantum flabellulatum	扇葉鐵線蕨	Herb	Very common	*	*		
Adina pilulifera	水團花	Tree	Very common	*	*	**	
Alangium chinense	八角楓	Tree	Common	*			*
Alocasia macrorrhizos	海芋	Herb	Very common	*	*	*	*
Alphitia hainanensis	草豆蔻	Herb	Very common	*		*	
Anisomeles indica	假荊芥	Herb	Common				*
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	*			
Ardisia crenata	大羅傘	Shrub	Common		**		
Ardisia lindleyana	山血丹	Shrub	Common		*		
Ardisia quinquegona	羅傘	Small tree	Very common	*	*	**	
Bambosa sp.	竹屬	Bambos	Common	*			
Blechnum orientale	烏毛蕨	Herb	Very common	**	**	*	
Boehmeria nivea	苧麻	Shrub	Restricted		*		
Bougainvillea spectabilis	碧杜鵑	Climbing shrub	Exotic, Common				**
Breynia fruticosa	黑面神	Shrub	Very common		*		*
Bridelia tomentosa	土蜜樹	Tree	Very common	*			
Brucea javanica	鴨膽子	Shrub or tree	Common		*		

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	*Fung Shui* Woodland#	Secondary Woodland	Natural Watercourse	Developed / Village Area
Byttneria aspera	刺果藤	Woody climber	Very common	*	**		
Carex chinensis	中華薹草	Herb	Common			*	
Centella asiatica	崩大碗	Herb	Very common	*			
Centotheca lappacea	假淡竹葉	Herb	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 parthenoxylon	黃樟	Tree	Common	*	**		
Citrus reticulata	桔	Small tree	Common				*
Clausena lansium	黃皮	Tree	Exotic, Commonly planted for fruit	*			
Cleistocalyx nervosum	水翁	Tree	Common		**	**	
Cratoxylum cochinchinense	黃牛木	Tree	Very common	***	***		
Cuphea platycentra	雪茄花	Herb	Exotic, Commonly planted				*
Cyclosorus parasiticus	華南毛蕨	Herb	Very common	*	**	**	*
Dalbergia benthamii	兩廣黃檀	Woody climber	Common	**			
Daphniphyllum calycinum	牛耳楓	Tree	Common	*	**		
Desmos chinensis	假鷹爪	Woody climber	Common	*	*		
Dicranopteris pedata	芒萁	Herb	Very common	*	**		
Dimocarpus longan	龍眼，桂圓	Tree	Exotic, Restricted	*	*		*
Elaeagnus loureirii	蔓柑葉藤，羅氏胡頹子	Woody climber	Common		*		
Elephantopus scaber	地膽草	Herb	Common	*			
Erythrina variegata	刺桐	Tree	Exotic, Commonly planted				*
Eurya nitida	細齒葉柃	Shrub	Very common	*			

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	薜荔	Climber	Very common	*			
Ficus variegata var. *chlorocarpa*	青果榕	Tree	Common	*			*
Glochidion eriocarpum	毛果算盤子	Tree	Very common	*	**		
Gnetum luofuense	羅浮買麻藤	Climber	Very common, regarded as "Near Threatened" accordign to IUCN Red List	*	*		
Helicteres angustifolia	山芝麻	Subshrub	Very common		*		
Ilex asprella	梅葉冬青	Shrub	Very common	*	*		
Ilex cinerea	灰冬青	Tree	Common	*			
Kalanchoe pinnata	落地生根	Herb	Exotic, Common				*
Lantana camara	馬纓丹	Shrub	Exotic, Very common				*
Lepidagathis incurva	鱗花草	Herb	Common		*		
Litsea rotundifolia var. *oblongifolia*	豺皮樟	Tree	Very common	*			
Lophatherum gracile	淡竹葉	Herb	Very common		*		
Lygodium japonicum	海金沙	Climber	Very common	*	*		
Machilus chekiangensis	浙江潤楠	Tree	Very common	*	**		
Maesa perlarius	鯽魚膽	Shrub	Common	*			
Mallotus paniculatus	白楸	Tree	Very common	***			**
Mangifera indica	杧果	Tree	Exotic, Commonly planted for fruit	*			
Melastoma malabathricum	野牡丹	Shrub	Common		*		
Melicope pteleifolia	三桠苦	Tree	Common		*		
Millettia dielsiana	山雞血藤	Woody climber	Very common		*		
Paederia scandens	雞矢藤	Climber	Very common				*

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	*Fung Shui* Woodland#	Secondary Woodland	Natural Watercourse	Developed / Village Area
Palhinhaea cernua	鋪地蜈蚣, 燈籠草	Creeping herb	Very common		*		
Pandanus austrosinensis	露兜草	Herb	Common	*		*	
Panicum brevifolium	短葉黍	Herb	Very common			*	
Phoenix loureiroi	刺葵	Shrub or small tree	Common		*		
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	***	***	**	
Pteris biaurita	狹眼鳳尾蕨	Herb	Common	*			
Pteris semipinnata	半邊旗	Herb	Very common	*	*	*	
Pyrrosia adnascens	貼生石韋	Herb	Common	*			
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common	*			
Rubus leucanthus	白花懸鉤子	Climbing shrub	Common		*		
Rubus reflexus	蛇泡筋	Climbing shrub	Very common	*	*	*	
Sageretia thea	雀梅藤	Shrub	Common	*	*		
Sapium discolor	山烏桕	Tree	Very common	*	*		
Sapium sebiferum	烏桕	Tree	Common	*	*		
Sarcandra glabra	草珊瑚	Subshrub	Common	*	*		
Saurauia tristyla	水東哥	Tree	Common	*	*	**	
Schefflera heptaphylla	鴨腳木	Tree	Very common	***	***		
Scolopia saeva	廣東刺柊	Tree	Common		*		
Selaginella doederleinii	深綠卷柏	Herb	Common		*		
Smilax china	金剛藤	Climbing shrub	Very common	*			

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	*Fung Shui* Woodland#	Secondary Woodland	Natural Watercourse	Developed / Village Area
Smilax glabra	土茯苓,光萼菝葜	Climbing shrub	Very common	*	*		
Sphenomeris chinensis	烏韭	Herb	Common		*		
Sterculia lanceolata	假蘋婆	Tree	Very common	*	**	*	
Syzygium hancei	韓氏蒲桃，紅鱗蒲桃	Tree	Common	*	*		
Syzygium levinei	山蒲桃	Tree	Common	*	*		
Tetracera asiatica	錫葉藤	Woody climber	Very common	*	*		
Urena lobata	肖梵天花	Subshrub	Common		*		
Uvaria macrophylla	紫玉盤	Woody climber	Common		*		
Viburnum odoratissimum	珊瑚樹	Tree	Very common	*	**		
Wikstroemia nutans	細軸荛花	Shrub	Common		*		
Zanthoxylum avicennae	簕欓花椒	Tree	Common		*		*
Total			97	58	60	17	18

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

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

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Abrus mollis	毛相思子	Woody climber	Restricted						*						
Acacia confusa	台湾相思	Tree	Exotic, Common, often planted in plantation			**	*		*		*** *			*	
Acorus gramineus	石菖蒲	Herb	Very common		**										
Adiantum flabellulatum	扇葉鐵線蕨	Herb	Very common	*											
Adina pilulifera	水團花	Tree, 5m	Very common		**										*
Adinandra millettii	黃瑞木	Tree	Common						*						
Agave americana	龍舌蘭	Perennial Herb	Exotic, Cultivated in HK (AFCD 2011)				*								
Ageratum conyzoides	藿香蓟，肥紅蓟	Herb	Exotic, Exotic (pantropical herb of American origin), very common		*	**	*				*				**
Alangium chinense	八角枫	Tree	Common	***			*		***		**				
Alocasia macrorrhizos	海芋	Herb	Very common	*			*		*						
Alternanthera sessilis	蓮子草	Herb	Common				*								
Ampelopsis cantoniensis	廣東蛇葡萄	Climber	Very common	**					*						
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						*						
Archidendron lucidum	光葉猴耳環	Tree	Common							*					

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Ardisia crenata	大羅傘	Shrub	Common	**						*					
Ardisia quinquegona	羅傘	Small tree	Very common	*					**						
Arundinella setosa	刺芒野古草	Herb	Very common				*								
Axonopus compressus	地毯草	Herb	Exotic, Common				*** *								
Baeckea frutescens	崗松	Shrub	Very common				*							*	**
Bambosa sp.	竹屬	Bambos	Common						*						
Basella alba	落葵，潺菜	Herbaceous climber	Exotic, Restricted						*						
Bauhinia variegata	宮粉羊蹄甲	Tree	Exotic, Common						*						
Bischofia javanica	秋楓	Tree	Common						***		*			*	
Blechnum orientale	烏毛蕨	Herb	Very common		*		*		**	**	*				
Bougainvillea spectabilis	簕杜鵑	Climbing shrub	Exotic, Common	**											
Breynia fruticosa	黑面神	Shrub	Very common				*		*		*			*	*
Bridelia tomentosa	土蜜樹	Tree	Very common	*			*		**		*			*	
Cajanus scarabaeoides	蔓草虫豆	Climber	Common				*								
Callicarpa formosana	杜虹花	Shrub	Common				*		*						
Callicarpa kochiana	枇杷葉紫珠	Shrub	Common						*		*				
Casuarina equisetifolia	木麻黃，牛尾松	Tree	Exotic, often planted in plantation and along roadside, apparently semi-naturalized in the nature								**				
Cayratia corniculata	角花烏蔹莓	Climber	Very common						*						
Centella asiatica	崩大碗	Herb	Very common			*	*		*		*			*	
Centotheca lappacea	假淡竹葉	Herb	Common						*		*				

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Chrysopogon aciculatus	竹節草，假雀麥	Herb	Very common				***	**						***	
Cinnamomum camphora	樟	Tree	Common			*	*		**						
Cinnamomum parthenoxylon	黃樟	Tree	Common	***					*						
Cleistocalyx nervosum	水翁	Tree	Common	**	**				***		**	**			
Colocasia esculenta	芋	Herb	Cultivated		*							*			
Commelina diffusa	節節草	Herb	Common		**				*	**		***			
Cratoxylum cochinchinense	黃牛木	Tree	Very common				*				*				
Cyclobalanopsis myrsinifolia	小葉青岡	Tree	Common						*						
Cyclosorus interruptus	間斷毛蕨	Herb	Common									***			
Cyclosorus parasiticus	華南毛蕨	Herb	Very common	*	**		*		*	**	*	**		*	
Cynodon dactylon	狗牙根	Herb	Very common				*								
Cyperus difformis	異型莎草	Herb	Very common												*
Cyperus iria	碎米莎草	Herb	Common				*	*							
Cyperus sp.	莎草屬	Herb	Common					*							
Cyrtococcum patens	弓果黍	Herb	Very common	**											
Daphniphyllum calycinum	牛耳楓	Tree	Common	*			*		***	*	*				
Desmodium gangeticum	大葉山蚂蟥	Subshrub	Common				*		*						
Desmodium triflorum	三點金	Herb	Very common				**	*					***	*	
Desmos chinensis	假鷹爪	Woody climber	Common				*		**						

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Desmos chinensis	假鷹爪	Woody climber	Common	**											
Dicranopteris pedata	芒萁	Herb	Very common	*	*		**		**		**			****	**
Dimocarpus longan	龍眼，桂圓	Tree	Exotic, Restricted	*					*						
Dioscorea bulbifera	黃獨	Climber	Common						*						
Dioscorea cirrhosa	薯莨	Climber	Common		*										
Diospyros morrisiana	羅浮柿	Tree	Very common	*											
Eclipta prostrata	鱧腸	Herb	Common				*	**					*		
Eichhornia crassipes	鳳眼藍，大水葫	Floating herb	Exotic, Common									***			
Elaeagnus loureirii	雞柏紫藤，羅氏胡頹子	Woody climber	Common	*					*						
Elaeocarpus decipiens	杜英	Tree	Common	*											
Eleocharis spiralis	螺旋綠莖荸薺	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 laeta	酸藤子	Woody climber	Very common	*			**								
Embelia ribes	白花酸藤子	Woody climber	Common						*						
Emilia sonchifolia	一點紅	Herb	Very common				*								
Eragrostis atrovirens	鼠妳草	Herb	Common				*								
Eragrostis tenella	知風草	Herb	Very common									**			
Eriocaulon sexangulare	華南穀精草	Herb	Very common		*			***					*		
Eupatorium chinense	華澤蘭，閩草	Herb	Restricted				*					*			

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Eurya nitida	細齒葉柃	Shrub	Very common		*				*						
Ficus hirta	粗葉榕	Shrub	Common						*	*					
Ficus Hispida	對葉榕	Tree	Very common	*			*		*	*	*				
Ficus microcarpa	細葉榕	Tree	Common			**	*		*		*** *			*	
Ficus pumila	薜荔	Climber	Very common							**					
Ficus subpisocarpa	菴竹榕	Tree	Common						*						
Ficus variegata var. chlorocarpa	青果榕	Tree	Common	*					*						*
Ficus variolosa	斑葉榕	Shrub or tree, 5m (10m)	Very common		*										
Fimbristylis aestivalis	夏飄拂草	Herb	Restricted		*										
Fimbristylis sieboldii	錫蘭飄拂草	Herb	Common					*					*		
Geissapis cristata	毽花豆	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											*	
Glochidion hirsutum	厚葉算盤子	Tree	Common											***	
Glochidion lanceolarium	艾膠算盤子，大葉算盤子	Shrub	Common				*		***	*	**			***	
Glochidion zeylanicum	香港算盤子	Shrub	Common	**											
Hedyotis auricularia	耳草	Herb	Common					**					*		
Hedyotis diffusa	白花蛇舌草	Herb	Very common			*	*		*						
Ilex pubescens	毛冬青	Shrub	Very common						*						

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Imperata cylindrica var. *major*	絲茅	Herb	Very common				**								
Ipomoea cairica	五爪金龍	Herbaceous climber	Exotic, Very common	*	**	**			*						
Ischaemum barbatum	粗毛鴨嘴草	Herb	Very common				***								
Jatropha integerrima	金絲葉麻瘋	Shrub	Exotic, Cultivated				*								
Kyllinga brevifolia	短葉水蜈蚣	Herb	Common				*	*					**		
Kyllinga nemoralis	單穗水蜈蚣	Herb	Very common	*		*					*				
Lantana camara	馬纓丹	Shrub	Exotic, Very common	*		**	*		*					**	
Leersia hexandra	李氏禾	Herb	Common		*							***			
Leucaena leucocephala	銀合歡	Tree	Exotic, Common		*		*								
Lindernia antipoda	泥花草	Herb	Common				*					*			
Lindernia crustacea	母草	Herb	Restricted				*							*	
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	*											
Litsea cubeba	木薑子	Tree	Common	*											
Litsea glutinosa	潺槁樹	Tree	Very common	*										*	
Litsea monopetala	假柿木荚子	Tree	Restricted						*						
Litsea rotundifolia var. *oblongifolia*	豺皮樟	Tree	Very common	*										**	
Lophatherum gracile	淡竹葉	Herb	Very common				*		*		*				
Ludwigia adscendens	水龍	Herb	Common									**			
Ludwigia perennis	細花丁香蓼	Herb	Restricted									*			

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Lygodium flexuosum	曲軸海金沙	Climber	Very common		*				*	*					
Lygodium japonicum	海金沙	Climber	Very common				**		*					**	
Lygodium scandens	小葉海金沙	Climber	Common						*						
Machilus breviflora	短序潤楠	Tree	Very common	*											
Machilus chekiangensis	浙江潤楠	Tree	Very common	**	*				****	**	*			*	
Machilus pauhoi	刨花潤楠	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	大翼豆	Creeping herb	Exotic, Common				*								
Macrothelypteris torresiana	普通針毛蕨	Herb	Very common											*	
Maesa perlarius	鯽魚藤	Shrub	Common	**			*		***		**			**	
Mallotus paniculatus	白楸	Tree	Very common	**					***		*				*
Melastoma malabathricum	野牡丹	Shrub	Common		*		***		*	*	**	*		***	**
Melastoma sanguineum	毛苳	Shrub	Common				**		**					**	
Microstegium ciliatum	刚莠竹	Herb	Very common		*										
Mikania micrantha	薇甘菊	Herbaceous climber	Exotic, Very common	*					*						
Mimosa pudica	含羞草	Herb	Exotic, Very common				**								
Miscanthus sinensis	芒	Herb	Very common				*								
Mucuna birdwoodiana	白花油麻藤，勃氏黧豆	Woody climber	Common	**											

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Mussaenda pubescens	玉葉金花	Climbing shrub	Very common						*						
Nelumbo nucifera	荷花	Aquatic herb	Exotic, Commonly planted									**			
Osbeckia chinensis	金錦香，天香域	Herb	Very common												*
Oxalis corniculata	酢漿草	Herb	Very common			*	*	*			*		·		
Paederia scandens	鹿矢藤	Climber	Very common						*		*				*
Pellionia cernua	蔓地娘蜘，蔓龍草	Creeping herb	Very common				**		*		*				*
Pandanus tectorius	露兜樹	Small tree	Very common		*										
Panicum brevifolium	短葉黍	Herb	Very common				*					*			
Panicum dichotomiflorum	水生黍	Herb	Common				*	*							
Panicum repens	鋪地黍，枯母草	Herb	Very common					**					**		
Paspalum conjugatum	兩耳草	Herb	Exotic, Common				***		*					***	
Paspalum distichum	雙穗雀稗	Herb	Common					*							
Paspalum scrobiculatum var. *orbiculare*	圓果雀稗	Herb	Very common		*			**					*		
Pavetta hongkongensis	香港大沙葉	Shrub or small tree	Common, Protected under Cap. 96A						*						
Philydrum lanuginosum	田葱	Herb	Common					***				**	**		
Phyllanthus emblica	餘甘子，油甘子	Tree	Very common						*		*			*	
Plantago major	車前草	Herb	Very common				*								

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Polyspora axillaris	大頭茶	Tree	Very common				*		**		*			*	
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	***		**	*		***	**	**				
Pteris ensiformis	劍葉鳳尾蕨，井邊西	Herb	Common				*								
Pteris multifida	井欄邊草	Herb	Very common						*	*			·		
Pteris semipinnata	半邊旗	Herb	Very common	*					*						
Pterocarpus indicus	紫檀，牛血樹	Tree	Exotic, Common						*						
Pueraria lobata	野葛	Climber	Very common	**					*						
Pycreus polystachyus	多穗扁莎	Herb	Very common				*	*				*	**		
Rhaphiolepis indica	車輪梅	Shrub or small tree	Very common				*		*						
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common	*			**		*		*			***	**
Rhus chinensis	鹽膚木	Tree	Common				*		*		*			*	*
Rhus succedanea	野漆樹	Tree	Common	*			*		**					*	
Rosa laevigata	金櫻子	Climbing shrub	Common											*	
Rourea microphylla	小葉紅葉藤，紅葉藤	Woody climber	Common		*				*						
Rubus leucanthus	白花懸鉤子	Climbing shrub	Common						*						
Rubus reflexus	蛇泡簕	Climbing shrub	Very common	*					*		*				
Sacciolepis indica	囊穎草	Herb	Very common				**	*				*			

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Sageretia thea	雀梅藤	Shrub	Common	**					*						
Sagittaria sagittifolia	慈菇	Aquatic herb	Restricted						*						
Sapium discolor	山烏桕	Tree	Very common	*					*						*
Sapium sebiferum	烏桕	Tree	Common	*			*		***		*			*	
Sarcandra glabra	草珊瑚	Subshrub	Common						**						
Saurauia tristyla	水東哥	Tree	Common		*					**					
Schefflera arboricola	鴨掌藤	Shrub	Exotic, Common			*			*	*	*				
Schefflera heptaphylla	鴨腳木	Tree	Very common	***	**				**						
Selaginella uncinata	翠雲草	Herb	Common		*										
Senna bicapsularis	雙荚決明，雙荚槐	Shrub	Exotic, Ocassionally cultivated in HK (AFCD 2008)			*			*						
Smilax china	金剛藤	Climbing shrub	Very common				*								
Solanum torvum	水茄	Shrub	Exotic, Common				*								
Spermacoce latifolia	闊葉豐花草	Herb	Exotic, Restricted						*						
Spermacoce stricta	豐花草	Herb	Restricted						*						
Spilanthes paniculata	金鈕扣	Herb	Common				*								
Stachytarpheta jamaicensis	假馬鞭	Herb	Exotic, Common			*	*		*						
Sterculia lanceolata	假蘋婆	Tree	Very common	*					*						
Symplocos cochinchinensis var. *laurina*	黃牛奶樹	Tree	Common	**											
Symplocos crassifolia	厚葉山礬,厚葉灰木	Tree	Common						*						

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Syzygium hancei	韓氏蒲桃，紅蕊蒲桃	Tree	Common	**					*	*	*			*	
Syzygium jambos	蒲桃	Tree	Exotic, Common	*			*								
Syzygium levinei	山蒲桃	Tree	Common	*											
Tadehagi triquetrum	葫蔴茶	Shrub	Very common				*		*						
Tetracera asiatica	鈎葉藤	Woody climber	Very common	**		*			**						
Tetradium glabrifolium	棟葉吳茱萸	Tree	Common	*											
Tinospora sagittata	青牛膽	Climber	Common							*					
Toddalia asiatica	飛龍掌血	Climbing shrub	Restricted						*						
Turpinia montana	山香圓	Tree	Common						*						
Tylophora ovata	娃兒藤	Slender woody climber	Common	*	*				*						
Urena lobata	肖梵天花	Subshrub	Common			**	**		*		*			**	
Urena procumbens	梵天花	Subshrub	Common				*		*						
Utricularia bifida	挖耳草	Small herb	Common		*										
Uvaria macrophylla	紫玉盤	Woody climber	Common	**											
Viburnum odoratissimum	珊瑚樹	Tree	Very common	***			*		***		**				
Vitex negundo	黃荊	Shrub	Common				*								
Vitex quinata	山牡荊	Tree	Common						*						
Wedelia chinensis	蟛蜞菊	Perennial Herb	Common								*				
Wedelia trilobata	三裂葉蟛蜞菊	Herb	Exotic, Common					*				*			

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	Seasonally Wet Grassland	Shrubby Grassland	Waste Ground
Youngia japonica	黃鵪菜	Herb	Very common				*								
Zanthoxylum avicennae	簕欓花椒	Tree	Common	*	*				**		*				
Zanthoxylum nitidum	Climbing shrub	Very common						*		*			**		
Total			205	60	31	17	80	21	103	20	44	20	11	36	15

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

Table A1-5. Flora species recorded within To Kwu Peng enclave

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
Acanthus ilicifolius	老鼠簕	Herb	Common		*							
Adiantum flabellulatum	扇葉鐵線蕨	Herb	Very common	*								
Adina pilulifera	水團花	Tree	Very common				*					
Aegiceras corniculatum	桐花樹	Shrub	Common		*						*	
Alangium chinense	八角楓	Tree	Common	**		**			*			
Alocasia macrorrhizos	海芋	Herb	Very common	*					*		*	*
Anisomeles indica	假防風	Herb	Common						*			
Antidesma bunius	五月茶、五味子	Tree	Common	**		*						
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	*		*						
Ardisia crenata	大羅傘	Shrub	Common	*								
Ardisia lindleyana	山血丹	Shrub	Common			*						
Ardisia quinquegona	羅傘	Small tree	Very common	*		**						
Aster baccharoides	白舌紫菀	Herb	Very common	*								
Avicennia marina	白骨壤	Tree	Common		**							
Axonopus compressus	地毯草	Herb	Exotic, Common					*	**			
Bauhinia championii	缺葉豆	Woody climber	Common						**			

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
Blechnum orientale	烏毛蕨	Herb	Very common	*		**						
Breynia fruticosa	黑面神	Shrub	Very common	.		*		*	*			*
Bridelia tomentosa	土蜜樹	Tree	Very common			*						
Brucea javanica	鴉膽子，苦參子	Shrub or tree	Common			*			*			
Bruguiera gymnorhiza	木欖	Tree	Restricted		*							
Bytneria aspera	刺果藤	Woody climber	Very common	*		*						
Callicarpa kochiana	枇杷葉紫珠	Shrub	Common	*								
Carallia brachiata	竹節樹	Tree	Common			*						
Cerbera manghas	海芒果	Tree	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 parthenoxylon	黃樟	Tree	Common	***		*						
Clematis crassifolia	厚葉鐵線蓮	Climber	Restricted				*					
Conyza bonariensis	香丝草	Herb	Exotic, Very common							*		
Conyza canadensis	小蓬草	Herb	Exotic, Very common							*		
Cratoxylum cochinchinense	黃牛木	Tree	Very common	**						*		*
Crinum asiaticum var. *sinicum*	文殊蘭	Herb	Restricted						*		*	
Cyclosorus interruptus	間斷毛蕨	Herb	Common							*		
Cyclosorus parasiticus	華南毛蕨	Herb	Very common	*		***						**
Dalbergia benthamii	兩廣黃檀	Woody climber	Common	*						**		

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
Daphniphyllum calycinum	牛耳楓	Tree	Common			**						
Desmodium heterocarpon	假地豆	Subshrub	Very common						*			
Desmos chinensis	假鷹爪	Woody climber	Common	*		*			*			
Dicranopteris pedata	芒萁	Herb	Very common	**		*		**	*			
Dimocarpus longan	龍眼，桂圓	Tree	Exotic, Restricted	**		*						
Dioscorea bulbifera	黃獨	Climber	Common	*								
Elaeocarpus decipiens	杜英	Tree	Common			*						
Elephantopus scaber	地膽草	Herb	Common	-						*		
Emilia sonchifolia	一點紅	Herb	Very common							*		
Excoecaria agallocha	海漆	Tree	Common		**						*	
Ficus hirta	粗葉榕	Shrub	Common	*								
Ficus hispida	對葉榕	Tree	Very common	*		*						
Ficus pumila	薜荔	Climber	Very common									*
Ficus subpisocarpa	筆管榕	Tree	Common		*							
Ficus variegata var. *chlorocarpa*	青果榕	Tree	Common	*								
Ficus variolosa	變葉榕	Shrub or tree	Very common	*								
Glochidion eriocarpum	毛果算盤子	Tree	Very common	*		*			*			
Glochidion zeylanicum	香港算盤子	Shrub	Common			*			**	*		*
Gnetum luofuense	羅浮買麻藤	Climber	Very common, regarded as "Near Threatened" accordign to IUCN Red List	*								
Gymnanthera oblonga	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)		*							

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	銀葉樹	Tree	Restricted		*						**	
Hibiscus tiliaceus	黃槿	Tree	Common		***	*	**				***	
Ilex asprella	梅葉冬青	Shrub	Very common	*		*						
Ipomoea cairica	五爪金龍	Herbaceous climber	Exotic, Very common									**
Ischaemum barbatum	粗毛鴨嘴草	Herb	Very common				**					
Kalanchoe pinnata	落地生根	Herb	Exotic, Common									*
Kandelia obovata	水筆仔	Tree	Very common		****							
Kyllinga nemoralis	球穗水蜈蚣	Herb	Very common									*
Lantana camara	馬纓丹	Shrub	Exotic, Very common						**	*		*
Lasianthus attenuatus	斜基粗葉木，小葉雞屎樹	Shrub	Restricted	**								
Lindernia crustacea	母草	Herb	Restricted							*		
Lindsaea orbiculata	團葉鱗始蕨	Herb	Very common	*								
Litchi chinensis	荔枝	Tree	Exotic, Restricted	*								
Lophatherum gracile	淡竹葉	Herb	Very common	*								
Lygodium japonicum	海金沙	Climber	Very common	*		*	*		*	**		
Lygodium scandens	小葉海金沙	Climber	Common	*		*				**		
Macaranga tanarius var. *tomentosa*	血桐	Tree	Common			*						
Machilus chekiangensis	浙江潤楠	Tree	Very common	**		***						
Maesa perlarius	鯽魚膽	Shrub	Common	*		**			*			*
Mallotus paniculatus	白楸	Tree	Very common	***		**			*			

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
Melastoma malabathricum	野牡丹	Shrub	Common			*		**	***	*		
Melastoma sanguineum	毛菍	Shrub	Common			*			*	*		
Melicope pteleifolia	三極苦	Tree	Common			*						
Microcos nervosa	破布葉，布渣葉	Tree	Common	*								
Microstegium ciliatum	刚莠竹	Herb	Very common			**				**		
Mikania micrantha	薇甘菊	Herbaceous climber	Exotic, Very common	*				**	**	**	*	**
Mimosa pudica	含羞草	Herb	Exotic, Very common					**	**			
Neyraudia reynaudiana	類蘆	Herb	Common							*		
Paederia scandens	雞矢藤	Climber	Very common						*			*
Palhinhaea cernua	細地蜈蚣，垂穗草	Creeping herb	Very common						*			
Paliurus ramosissimus	馬甲子	Tree	Common		*						**	
Pandanus austrosinensis	露兜草	Herb	Common	*								
Pandanus tectorius	露兜樹	Small tree	Very common		*	*	**			*	***	
Paspalum conjugatum	兩耳草	Herb	Exotic, Common					*	**			
Paspalum scrobiculatum var. *orbiculare*	圓果雀稗	Herb	Very common						*			
Pavetta hongkongensis	香港大沙葉	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			*						

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland#	Mangrove	Secondary Woodland	Watercourse	Natural Ruderal Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Phyllodium pulchellum	排錢草	Shrub	Very common						*			
Piper cathayanum	青藤	Climber	Restricted	*								
Piper hancei	山藤	Climber	Very common	*								
Pongamia pinnata	水黃皮	Tree	Common		**							
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 biaurita	鳳眼蕨尾蕨	Herb	Common	*								
Pteris semipinnata	半邊旗	Herb	Very common	*								
Pteris vittata	蜈蚣草	Herb	Very common							*		
Pueraria lobata	野葛	Climber	Very common						*	**		
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common	*		*				*		
Rhus chinensis	鹽膚木	Tree	Common	*						*		
Rhus hypoleuca	白背鹽膚木	Tree	Common						*			
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	雀梅藤	Shrub	Common			*						
Sapium discolor	山烏桕	Tree	Very common	*					*	*		
Sapium sebiferum	烏桕	Tree	Common	*								
Sarcandra glabra	草珊瑚	Subshrub	Common	**		**						
Schefflera heptaphylla	鴨腳木	Tree	Very common	**		***						

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Fung Shui Woodland#	Mangrove	Secondary Woodland	Watercourse	Natural Ruderal Area	Shrubby grassland	Waste Ground	Backshore Vegetation	Developed / Village Area
Scolopia chinensis	刺柊	Tree	Common		**							
Scolopia saeva	廣東刺柊	Tree	Common			*						
Scoparia dulcis	冰糖草	Herb	Common						*			
Solanum torvum	水茄	Shrub	Exotic, Common	*				*	*			**
Sphenomeris chinensis	烏韭	Herb	Common	*								
Stachytarpheta jamaicensis	假馬鞭	Herb	Exotic, Common					*	*			
Sterculia lanceolata	假蘇婆	Tree	Very common	**		***						
Syzygium hancei	韓氏蒲桃，紅鱗蒲桃	Tree	Common			*						
Syzygium jambos	蒲桃	Tree	Exotic, Common	*		*						
Syzygium levinei	山蒲桃	Tree	Common	*								
Tetracera asiatica	錫葉藤	Woody climber	Very common	*		*						
Trema tomentosa	山黃麻	Tree	Common						*		*	
Triumfetta rhomboidea	刺蒴麻	Subshrub	Common									*
Tylophora ovata	娃兒藤	Slender woody climber	Common			*						
Urena lobata	肖梵天花	Subshrub	Common			*		*	***	*		
Urena procumbens	梵天花	Subshrub	Common						*			
Uvaria macrophylla	紫玉盤	Woody climber	Common	*		*						
Vernonia cinerea	夜香牛	Herb	Very common						*			
Viburnum odoratissimum	珊瑚樹	Tree	Very common			*						
Vitex quinata	山牡荊	Tree	Common	*								

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	椿葉花椒	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	簕欓花椒	Tree	Common	*		*				*		
Zanthoxylum nitidum	兩面針	Climbing shrub	Very common	*		*		**	*			
Total			140	64	15	57	8	12	41	25	12	16

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

Table A1-6. Flora species recorded within Pak Sha O enclave

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 Land
Abrus mollis	毛相思子	Woody climber	Restricted				*	*				
Achyranthes aspera	土牛膝	Herb	Common									*
Acorus gramineus	石菖蒲	Herb	Very common			**						
Adenostemma lavenia	下田菊	Herb	Restricted	**								
Adiantum flabellulatum	扇葉鐵線蕨	Herb	Very common				*	*				
Adina pilulifera	水團花	Tree	Very common		*	**						
Adinandra millettii	黃瑞木	Tree	Common	*								
Alangium chinense	八角楓	Tree	Common		***		**	**			*	
Alocasia macrorrhizos	海芋	Herb	Very common			*	*	*				
Alpinia hainanensis	草豆蔻	Herb	Very common			**	*	*				
Alpinia stachyodes	密苞山薑	Herb	Common		*	*	*					
Anisomeles indica	廣防風	Herb	Common		*							
Antidesma bunius	五月茶、五味子	Tree	Common				*					
Antirhea chinensis	毛茶	Small tree	Very common		*							
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		*			*				

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 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		*							
Baulinia glauca	粉綠羊蹄甲，羊蹄甲藤	Woody climber	Very common				***					
Bischofia javanica	秋楓	Tree	Common				*					
Blechnum orientale	烏毛蕨	Herb	Very common		**	*	*	**				
Bothriochloa ischaemum	白羊草	Herb	Common									*
Bougainvillea spectabilis	簕杜鵑	Climbing shrub	Exotic, Common								*	
Breynia fruticosa	黑面神	Shrub	Very common		*			*		*		
Bridelia tomentosa	土蜜樹	Tree	Very common	*	*		*					
Brucea javanica	鴉膽子，苦參子	Shrub or tree	Common		**							
Byttneria aspera	刺果藤	Woody climber	Very common		****		***	**				
Caesalpinia crista	假老虎刺	Woody climber	Very common		*			*				
Calamus tetradactylus	白藤	Climber	Common			*	*					
Calliandra haematocephala	紅絨球	Shrub	Exotic, Commonly cultivated								*	
Carex chinensis	中華薹草	Herb	Common			*						

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 Land
Catharanthus roseus	長春花	Herb	Exotic, Common								*	
Cayratia corniculata	角花烏蔹莓	Climber	Very common				*					
Centella asiatica	崩大碗	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	樟	Tree	Common		*		*					
Cinnamomum parthenoxylon	黃樟	Tree	Common		**		***	***				
Cleistocalyx nervosum	水翁	Tree	Common		**	**	*					
Clerodendrum chinense	重瓣臭茉莉	Shrub	Common								*	
Colocasia esculenta	芋	Herb	Cultivated	*								**
Commelina diffusa	節節草	Herb	Common	*								*
Coriandrum sativum	芫荽	Herb	Exotic, Cultivated									**
Cratoxylum cochinchinense	黃牛木	Tree	Very common		***	*	*	*				
Cyclosorus interruptus	間斷毛蕨	Herb	Common	**								*
Cyclosorus parasiticus	華南毛蕨	Herb	Very common		**		**	*				
Cyperus compressus	扁穗莎草	Herb	Very common	*								*
Cyperus pilosus	毛軸莎草	Herb	Common	*								*
Cyrtococcum patens	弓果黍	Herb	Very common	**	**							**
Dalbergia benthamii	兩粵黃檀	Woody climber	Common		**		**	*	*			

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 Land
Dalbergia hancei	藤黃檀	Woody climber	Common				*	*				
Daphniphyllum calycinum	牛耳楓	Tree	Common		***		*	*				
Desmodium heterocarpon	假地豆	Subshrub	Very common	*								
Desmos chinensis	假鷹爪	Woody climber	Common		*		**	*	*			
Dicranopteris pedata	芒萁	Herb	Very common		*		*	**	*			
Dimocarpus longan	龍眼，桂圓	Tree	Exotic, Restricted		*		*	*			*	
Dioscorea bulbifera	黃獨	Climber	Common		*							
Diospyros eriantha	烏柿	Tree	Very common		*			*				
Diospyros morrisiana	羅浮柿	Tree	Very common		*			*				
Elaeagnus loureirii	雞柏紫藤，羅氏胡頹子	Woody climber	Common		*		*	*				
Elaeocarpus decipiens	杜英	Tree	Common				*					
Elephantopus scaber	地膽草	Herb	Common							**		
Eleutherococcus trifoliatus	白簕	Woody climber	Restricted				*					
Embelia ribes	白花酸藤子	Woody climber	Common					*				
Embelia vestita	密齒酸藤子	Woody climber	Common				*					
Endospermum chinense	黃桐	Tree	Restricted		**		**					
Epipremnum aureum	綠蘿	Climber	Exotic, Commonly cultivated				*					
Eriocaulon truncatum	菲律賓穀精草	Herb	Common	*								

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 Land
Ficus benjamina	垂葉榕	Tree	Exotic, Commonly planted for greening					*				
Ficus hirta	粗葉榕	Shrub	Common		*			*				
Ficus hispida	對葉榕	Tree	Very common		*		*		*			
Ficus microcarpa	細葉榕	Tree	Common				*					
Ficus pumila	薜荔	Climber	Very common								*	
Ficus pyriformis	舶梨榕	Shrub	Common			*						
Fimbristylis sieboldii	銹鱗飄拂草	Herb	Common	*								
Floscopa scandens	聚花草	Herb	Common	***		*				*		**
Fuirena umbellata	美蘭草	Herb	Common	**								*
Garcinia oblongifolia	黃牙果	Tree	Very common		*			*				
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	毛果算盤子	Tree	Very common		*		*	*				
Glochidion wrightii	白背算盤子	Tree	Very common					*				
Glochidion zeylanicum	香港算盤子	Shrub	Common	**				***		**		*
Gnetum luofuense	羅浮買麻藤	Climber	Very common, regarded as "Near Threatened" accordign to IUCN Red List		*	*	*		*			
Hedychium coronarium	薑花	Herb	Exotic, Common			*						
Houttuynia cordata	魚腥草	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	**	*							

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh[1]	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
Hydrocotyle sibthorpioides	天胡荽	Herb	Common	*								*
Hygrophila salicifolia	水蓑衣	Herb	Common	*								
Hypericum japonicum	地耳草	Herb	Very common	*								
Hypserpa nitida	夜花藤	Woody climber	Very common					*				
Ilex asprella	梅叶冬青	Shrub	Very common		*		*	*		*		
Impatiens chinensis	華凤仙	Herb	Common	**								**
Ipomoea cairica	五爪金龙	Herbaceous climber	Exotic, Very common		*	*					*	
Ischaemum barbatum	粗毛鸭嘴草	Herb	Very common	***								
Kyllinga brevifolia	短叶水蜈蚣	Herb	Common	*						*		*
Kyllinga nemoralis	单穗水蜈蚣	Herb	Very common								*	
Leersia hexandra	李氏禾	Herb	Common	**								*
Lemnaphyllum microphyllum	伏石蕨	Herb	Common				*					
Lepidagathis incurva	鳞花草	Herb	Common		*							
Ligustrum sinense	山指甲	Shrub or small tree	Common		*							
Lindernia oblonga	长萼母草	Herb	Restricted	**						*		*
Lindernia rotundifolia	迷你虎耳草	Herb	Restricted	*								*
Lindsaea orbiculata	圆叶鳞始蕨	Herb	Very common		*		*					
Liparis ferruginea	锈色羊耳蒜	Herb	Regarded as Scarce and Restricted, and is a locally endangered species (EN) in HK (Barretto *et al.* 2011)	*								

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh[1]	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
Litsea rotundifolia var. *oblongifolia*	豺皮樟	Tree	Very common		*		*	*				
Lonicera macrantha	大花忍冬	Climber	Common		*							
Lophatherum gracile	淡竹叶	Herb	Very common		*			*				
Lophostemon confertus	红胶木	Tree	Exotic, Commonly planted		*							
Ludisia discolor	石斛	Herb	Regarded as infrequent but widespread, and is a locally endangered species (EN) in HK (Barretto *et al.* 2011)		*							
Ludwigia adscendens	水龙	Herb	Common	*								*
Ludwigia hyssopifolia	草龙	Herb	Common	*								
Ludwigia octovalvis	毛草龙	Herb	Common	*						*		*
Ludwigia x taiwanensis	台湾水龙	Herb	Exotic, Common	*								*
Lygodium japonicum	海金沙	Climber	Very common		**		*		*			
Lygodium scandens	小叶海金沙	Climber	Common	*	*		*	*	*			
Macaranga tanarius var. *tomentosa*	血桐	Tree	Common		*							
Machilus breviflora	短序润楠	Tree	Very common				*					
Machilus chekiangensis	浙江润楠	Tree	Very common		**		*	***				
Maesa perlarius	鲫鱼藤	Shrub	Common		**		**	**	*		*	
Mallotus paniculatus	白楸	Tree	Very common		***		**		*	*		
Mangifera indica	杧果	Tree	Exotic, Commonly planted for fruit								*	
Melastoma malabathricum	野牡丹	Shrub	Common	**	*					*		*
Melastoma sanguineum	毛态	Shrub	Common		*			*				

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh[1]	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
Melicope pteleifolia	三極苦	Tree	Common		*			*				
Meliosma rigida	笔羅子	Tree	Common		*							
Mikania micrantha	薇甘菊	Herbaceous climber	Exotic, Very common									*
Millettia dielsiana	山雞血藤	Woody climber	Very common		*							
Murdannia nudiflora	裸花水竹葉	Herb	Common	**								*
Mussaenda pubescens	玉葉金花	Climbing shrub	Very common		*							
Neyraudia reynaudiana	類蘆	Herb	Common		*							
Ophiorrhiza pumila	短小蛇根草	Herb	Common		*							
Pallinhaea cernua	鋪地蜈蚣, 垣衣草	Creeping herb	Very common	**								
Pandanus austrosinensis	露兜草	Herb	Common			**	*	*				
Panicum brevifolium	短葉黍	Herb	Very common	**		*						
Panicum dichotomiflorum	水生黍	Herb	Common	**								
Panicum repens	鋪地黍/沽骨草	Herb	Very common	**								
Paspalum conjugatum	兩耳草	Herb	Exotic, Common	*								
Paspalum scrobiculatum var. *orbiculare*	圓果雀稗	Herb	Very common									*
Pavetta hongkongensis	香港大沙葉	Shrub or small tree	Common, Protected under Cap. 96A		*	*	*	*	**			
Philydrum lanuginosum	田葱	Herb	Common	**								
Phoenix loureirii	刺葵	Shrub or small tree	Common		*	*	*					

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh[1]	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
Piper cathayanum	青藤	Climber	Restricted		**		*		*			
Pogostemon auricularius	水珍珠菜	Herb	Common	**						*		**
Polygonum barbatum	毛蓼	Herb	Common	**								*
Polygonum glabrum	光蓼	Herb	Restricted									*
Polygonum pubescens	短毛蓼	Herb	Common	**						**		**
Pothos chinensis	石柑	Epiphytic climber	Very common			*	*					
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 serpens	蔓九節	Semi-woody climber	Very common					*				
Pteris semipinnata	半邊旗	Herb	Very common		**	**	**	*	*			
Quisqualis indica	使君子	Woody climber	Restricted								*	
Rhaphiolepis indica	車輪梅	Shrub or small tree	Very common			*					*	
Rhodomyrtus tomentosa	桃金娘	Shrub	Very common		*							
Rhus hypoleuca	白背鹽膚木	Tree	Common		*							
Rhus succedanea	野漆樹	Tree	Common		**		*					
Rourea microphylla	小葉紅葉藤, 紅葉藤	Woody climber	Common		*			*				
Rubus leucanthus	白花懸鉤子	Climbing shrub	Common		*							

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh[1]	Secondary Woodland	Natural Watercourse	Pak Sha O *Fung Shui* Woodland	Pak Sha O *Fung Shui* Woodland	Ruderal Area Pak Sha O Ha Yeung	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural Land
Rubus reflexus	蛇泡筋	Climbing shrub	Very common		*		*					
Sacciolepis indica	囊穎草	Herb	Very common	*								*
Sageretia thea	雀梅藤	Shrub	Common		*		*					
Salvia plebeia	荔枝草，鼠見草	Herb	Restricted	*						**		
Sapium discolor	山烏桕	Tree	Very common				*					
Sapium sebiferum	烏桕	Tree	Common		*		*			**		
Sarcandra glabra	草珊瑚	Subshrub	Common		*		*	*				
Saurauia tristyla	水東哥	Tree	Common		*	**	*					
Schefflera heptaphylla	鵝掌木	Tree	Very common		**		***	***				
Scolopia saeva	倒刺刺柊	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,光葉菝葜	Climbing shrub	Very common				*	*				
Smilax lanceifolia var. *opaca*	暗色菝葜	Climbing shrub	Common		*			*				
Sphaerocaryum malaccense	荸薺	Herb	Common	***								**
Sphenomeris chinensis	烏蕨	Herb	Common		*		*	*				
Spilanthes paniculata	金鈕扣	Herb	Common	*						*		*
Stephania longa	千金藤	Climber	Common		*							
Sterculia lanceolata	假蘋婆	Tree	Very common		**		***	*				

Scientific Name	Chinese Common Name	Growth Form	Status and Distribution in HK^	Marsh[1]	Secondary Woodland	Natural Watercourse	Pak Sha O *Fung Shui* Woodland	Pak Sha O *Fung Shui* Woodland	Ruderal Area Pak Sha O Ha Yeung	Seasonally Wet Grassland	Developed / Village Area	Dry Agricultural Land
Strophanthus divaricatus	羊角拗	Woody climber	Common		*							
Symplocos cochinchinensis var. *laurina*	黃牛奶樹	Tree	Common	*	*			***				
Symplocos glauca	羊舌樹	Tree	Common		*							
Symplocos lancifolia	光葉山礬	Tree	Common					*				
Symplocos sumuntia	山礬	Tree	Restricted		*							
Syzygium hancei	韓氏蒲桃	Tree	Common		*			*				
Syzygium jambos	蒲桃	Tree	Exotic, Common		*		*	*				
Syzygium levinei	山蒲桃	Tree	Common		*		*	*				
Tectaria subtriphylla	叉蕨	Herb	Common				*					
Tetracera asiatica	錫葉藤	Woody climber	Very common		**		*					
Triumfetta rhomboidea	刺蒴麻	Subshrub	Common							**		
Tylophora ovata	娃兒藤	Slender woody climber	Common		*							
Urena lobata	肖梵天花	Subshrub	Common	*						**		*
Urena procumbens	梵天花	Subshrub	Common	*						**		*
Utricularia bifida	挖耳草	Small herb	Common	*								*
Uvaria macrophylla	紫玉盤	Woody climber	Common		*		*	*				
Viburnum odoratissimum	珊瑚樹	Tree	Very common		***		**	**		**		
Wikstroemia nutans	紙槭荛花	Shrub	Common		*		*	*				

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 Land
Xyris pauciflora	黍草	Herb	Restricted	*								
Zanthoxylum avicennae	簕欓花椒	Tree	Common		*			*				
Zanthoxylum nitidum	兩面針	Climbing shrub	Very common		**		*	*	*			
Total			200	53	100	26	77	66	15	22	15	36

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

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

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 – Mangrove; 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 pintadeanus*			1	1											
Japanese Quail	*Coturnix japonica*				P											
Malayan Night Heron	*Gorsachius melanolophus*		P													
Black-crowned Night Heron	*Nycticorax nycticorax*	(LC)						1	1	1		1	1			
Striated Heron	*Butorides striata*	(LC)								P		P				
Chinese Pond Heron	*Ardeola bacchus*	PRC/(RC)						1	1	1		1	1			
Eastern Cattle Egret	*Bubulcus coromandus*							1	1							
Grey Heron	*Ardea cinerea*	PRC									1	1	1			
Great Egret	*Ardea alba*	PRC/(RC)									1	1	1			
Intermediate Egret	*Egretta intermedia*		1					1								
Little Egret	*Egretta garzetta*	PRC/(RC)		1							1	1	1			
Pacific Reef Heron	*Egretta sacra*										1		1			
Black Baza	*Aviceda leuphotes*		1													
Crested Honey Buzzard	*Pernis ptilorhynchus*	LC	1													
Black Kite	*Milvus migrans*	(RC)		1	1	1	1	1	1				1	1	1	1
White-bellied Sea Eagle	*Haliaeetus leucogaster*	(RC)	1								1	1	1			
Crested Serpent Eagle	*Spilornis cheela*	(LC)	1	1												
Crested Goshawk	*Accipiter trivirgatus*		1	1												
Chinese Sparrowhawk	*Accipiter soloensis*		P	P												
Japanese Sparrowhawk	*Accipiter gularis*		1	1												
Besra	*Accipiter virgatus*		1	1												
Eastern Buzzard	*Buteo japonicus*			P	P	P	P	P	P							
Bonelli's Eagle	*Aquila fasciata*	(RC)	1													
Common Kestrel	*Falco tinnunculus*			1	1	1										
Amur Falcon	*Falco amurensis*		1													
Eurasian Hobby	*Falco subbuteo*		1													

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	1	1	1	1	1							
White-breasted Waterhen	*Amaurornis phoenicurus*			1				1	1	1		1	1			
Eurasian Woodcock	*Scolopax rusticola*		1	1			1	1								
Common Sandpiper	*Actitis hypoleucos*										P	P	P			
Oriental Turtle Dove	*Streptopelia orientalis*		1	1												
Spotted Dove	*Spilopelia chinensis*		1	1		1			1				1	1	1	1
Common Emerald Dove	*Chalcophaps indica*		1	1												
Greater Coucal	*Centropus sinensis*			P	P											
Lesser Coucal	*Centropus bengalensis*			P	P											
Chestnut-winged Cuckoo	*Clamator coromandus*		1	1												
Asian Koel	*Eudynamys scolopaceus*		1	1											1	
Large Hawk Cuckoo	*Hierococcyx sparverioides*		1													
Hodgson's Hawk Cuckoo	*Hierococcyx nisicolor*		1	1												
Indian Cuckoo	*Cuculus micropterus*			1											1	
Oriental Cuckoo	*Cuculus optatus*		1	1												
Collared Scops Owl	*Otus lettia*		1	1												
Eurasian Eagle Owl	*Bubo bubo*	RC			P											
Brown Fish Owl	*Ketupa zeylonensis*	RC	1					1		1	1					
Grey Nightjar	*Caprimulgus jotaka*	LC	1													
Savanna Nightjar	*Caprimulgus affinis*			1	1											
Pacific Swift	*Apus pacificus*	(LC)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
House Swift	*Apus nipalensis*		1	1	1	1	1	1	1	1	1	1	1	1	1	1
Oriental Dollarbird	*Eurystomus orientalis*		1	1												
White-throated Kingfisher	*Halcyon smyrnensis*	(LC)						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 Hoopoe	*Upupa epops*			P	P											
Black-winged Cuckooshrike	*Coracina melaschistos*		1													
Ashy Minivet	*Pericrocotus divaricatus*		1													

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													
Scarlet Minivet	*Pericrocotus speciosus*		1													
Tiger Shrike	*Lanius tigrinus*		P													
Bull-headed Shrike	*Lanius bucephalus*			1	1											
Brown Shrike	*Lanius cristatus*			1	1	1										
Long-tailed Shrike	*Lanius schach*			1	1	1									1	
White-bellied Erpornis	*Erpornis zantholeuca*	LC	1													
Black-naped Oriole	*Oriolus chinensis*	LC	P													
Black Drongo	*Dicrurus macrocercus*			1												
Ashy Drongo	*Dicrurus leucophaeus*	LC	P													
Hair-crested Drongo	*Dicrurus hottentottus*		1	1												
Black-naped Monarch	*Hypothymis azurea*		1	1												
Asian Paradise-Flycatcher	*Terpsiphone paradisi*	LC	1													
Japanese Paradise-Flycatcher	*Terpsiphone atrocaudata*	NT,LC	1													
Red-billed Blue Magpie	*Urocissa erythrorycha*			1												
Grey Treepie	*Dendrocitta formosae*	LC	1	1												
Collared Crow	*Corvus torquatus*	NT,LC									P	P	P			
Large-billed Crow	*Corvus macrorhynchos*		1	1												
Grey-headed Canary-flycatcher	*Culicicapa ceylonensis*		1													
Cinereous Tit	*Parus cinereous*		1	1												
Red-whiskered Bulbul	*Pycnonotus jocosus*		1	1	1	1	1	1	1	1		1	1	1	1	1
Chinese Bulbul	*Pycnonotus sinensis*		1	1	1	1	1	1	1	1		1	1	1	1	1
Sooty-headed Bulbul	*Pycnonotus aurigaster*			1	1	1										
Chestnut Bulbul	*Hemixos castanonotus*		1	1												
Barn Swallow	*Hirundo rustica*		1	1	1	1	1	1	1	1		1	1	1	1	1
Pygmy Wren-babbler	*Pnoepyga pusilla*		1													
Mountain Tailorbird	*Phyllergates cucullatus*		1													
Japanese Bush Warbler	*Horornis diphone*			1												

English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	SWG	MAR	PON	NWA	Sea	MAN	BVG	RUD	DVA	WGR
Manchurian Bush Warbler	*Horornis borealis*			1									1			
Brown-flanked Bush Warbler	*Horornis fortipes*		1													
Asian Stubtail	*Urosphena squameiceps*		1	1												
Dusky Warbler	*Phylloscopus fuscatus*			1		1	1									
Radde's Warbler	*Phylloscopus schwarzi*			1												
Chinese Leaf Warbler	*Phylloscopus yunnanensis*		1													
Pallas's Leaf Warbler	*Phylloscopus proregulus*		1	1											1	
Yellow-browed Warbler	*Phylloscopus inornatus*		1	1									1		1	
Hume's Leaf Warbler	*Phylloscopus humei*		1													
Arctic Warbler	*Phylloscopus borealis*		1	1												
Japanese Leaf Warbler	*Phylloscopus xanthodryas*		1	1												
Two-barred Warbler	*Phylloscopus plumbeitarsus*		1													
Pale-legged Leaf Warbler	*Phylloscopus tenellipes*		1	1												
Sakhalin Leaf Warbler	*Phylloscopus borealoides*		1	1												
Eastern Crowned Warbler	*Phylloscopus coronatus*		1	1												
Goodson's Leaf Warbler	*Phylloscopus goodsoni*		1	1												
Sulphur-breasted Warbler	*Phylloscopus ricketti*		P													
White-spectacled Warbler	*Seicercus affinis*		P													
Manchurian Reed Warbler	*Acrocephalus tangorum*	VU	1					1					1			
Russet Bush Warbler	*Locustella mandelli*			1	1											
Yellow-bellied Prinia	*Prinia flaviventris*			1	1	1	1	1					1	1	1	1
Plain Prinia	*Prinia inornata*				P											
Common Tailorbird	*Orthotomus sutorius*		1	1	1	1			1				1	1	1	1
Streak-breasted Scimitar Babbler	*Pomatorhinus ruficollis*		1													
Rufous-capped Babbler	*Stachyridopsis ruficeps*	LC	1													
Chinese Hwamei	*Garrulax canorus*			1												
Masked Laughingthrush	*Garrulax perspicillatus*		1	1											1	

English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	SWG	MAR	PON	NWA	Sea	MAN	BVG	RUD	DVA	WGR
Greater Necklaced Laughingthrush	*Garrulax pectoralis*		1	1												
Black-throated Laughingthrush	*Garrulax chinensis*		1	1												
Blue-winged Minla	*Minla cyanouroptera*		1													
Chestnut-collared Yuhina	*Yuhina castaniceps*	LC	1													
Chestnut-flanked White-eye	*Zosterops erythropleurus*		1													
Japanese White-eye	*Zosterops japonicus*		1	1											1	
Crested Myna	*Acridotheres cristatellus*			1	1	1						1	1	1	1	1
Red-billed Starling	*Spodiopsar sericeus*	LC		1	1	1										
Black-collared Starling	*Gracupica nigricollis*			1										1	1	1
Blue Whistling Thrush	*Myophonus caeruleus*		1													
Orange-headed Thrush	*Geokichla citrina*	LC	1													
Siberian Thrush	*Geokichla sibirica*		1													
White's Thrush	*Zoothera aurea*		1	1												
Grey-backed Thrush	*Turdus hortulorum*		1	1									1		1	
Japanese Thrush	*Turdus cardis*		1	1											1	
Common Blackbird	*Turdus merula*		1	1												
Eyebrowed Thrush	*Turdus obscurus*		1	1												
Pale Thrush	*Turdus pallidus*		1	1												
Brown-headed Thrush	*Turdus chrysolaus*		1													
Dusky Thrush	*Turdus eunomus*	LC		1		1										
Lesser Shortwing	*Brachypteryx leucophris*	LC	1	1												
Siberian Rubythroat	*Luscinia calliope*			1												
Siberian Blue Robin	*Luscinia cyane*		1													
Rufous-tailed Robin	*Luscinia sibilans*		1	1												
Red-flanked Bluetail	*Tarsiger cyanurus*		1	1												
Oriental Magpie Robin	*Copsychus saularis*		1	1									1	1	1	1
Daurian Redstart	*Phoenicurus auroreus*			1		1									1	

English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	SWG	MAR	PON	NWA	Sea	MAN	BVG	RUD	DVA	WGR
Stejneger's Stonechat	*Saxicola stejnegeri*			1	1	1	1	1	1					1	1	1
Grey Bush Chat	*Saxicola ferreus*			1	1											
Blue Rock Thrush	*Monticola solitarius*			1									1			
Grey-streaked Flycatcher	*Muscicapa griseisticta*		1													
Dark-sided Flycatcher	*Muscicapa sibirica*		1													
Asian Brown Flycatcher	*Muscicapa dauurica*		1	1												
Ferruginous Flycatcher	*Muscicapa ferruginea*		P													
Yellow-rumped Flycatcher	*Ficedula zanthopygia*		P													
Narcissus Flycatcher	*Ficedula narcissina*		1	1												
Mugimaki Flycatcher	*Ficedula mugimaki*		1													
Red-throated Flycatcher	*Ficedula albicilla*			1												
Blue-and-white Flycatcher	*Cyanoptila cyanomelana*		1													
Verditer Flycatcher	*Eumyias thalassinus*		1	1												
Hainan Blue Flycatcher	*Cyornis hainanus*		1	1												
Small Niltava	*Niltava macgrigoriae*		1													
Orange-bellied Leafbird	*Chloropsis hardwickii*	LC	1													
Fire-breasted Flowerpecker	*Dicaeum ignipectus*		1	1												
Scarlet-backed Flowerpecker	*Dicaeum cruentatum*		1	1											1	
Mrs. Gould's Sunbird	*Aethopyga gouldiae*		P													
Fork-tailed Sunbird	*Aethopyga christinae*		1	1												
Eurasian Tree Sparrow	*Passer montanus*			1	1	1								1	1	1
White-rumped Munia	*Lonchura striata*			1											1	
Scaly-breasted Munia	*Lonchura punctulata*			1	1										1	
Forest Wagtail	*Dendronanthus indicus*		P													
Grey Wagtail	*Motacilla cinerea*						1	1	1	1						
White Wagtail	*Motacilla alba*					1	1	1	1	1						
Richard's Pipit	*Anthus richardi*			1	1	1								1		1
Olive-backed Pipit	*Anthus hodgsoni*		1	1		1								1	1	
Chinese Grosbeak	*Eophona migratoria*		1	1												

English Name	Scientific Name	Conservation Status	FSW	SHG	GRA	DAL	SWG	MAR	PON	NWA	Sea	MAN	BVG	RUD	DVA	WGR
Tristram's Bunting	*Emberiza tristrami*		1	1												
Chestnut-eared Bunting	*Emberiza fucata*			P	P											
Little Bunting	*Emberiza pusilla*				P	P										
Yellow-browed Bunting	*Emberiza chrysophrys*			P	P											
Yellow-breasted Bunting	*Emberiza aureola*	VU,RC			1	1		1								
Chestnut Bunting	*Emberiza rutila*		P	P												
Black-faced Bunting	*Emberiza spodocephala*			1	1	1		1	1				1			

Key:
VU – 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).

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 spurs enclose its deep-set valley. Within KFBG are streams, woodlands, orchards, vegetable gardens, walking trails, live animal exhibits, floral exhibits, sustainable agriculture demonstration plots, art 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 crop 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 organization, it is privately funded by the Kadoorie Foundation.

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

In this time of severe global crisis KFBG 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.

K F B G
Kadoorie Farm & Botanic Garden
嘉道理農場暨植物園

Appendix VIa

By Hand to NPGO on 14.1.2015

I/NENT/3

沙田政府合署14樓
規劃署

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統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。

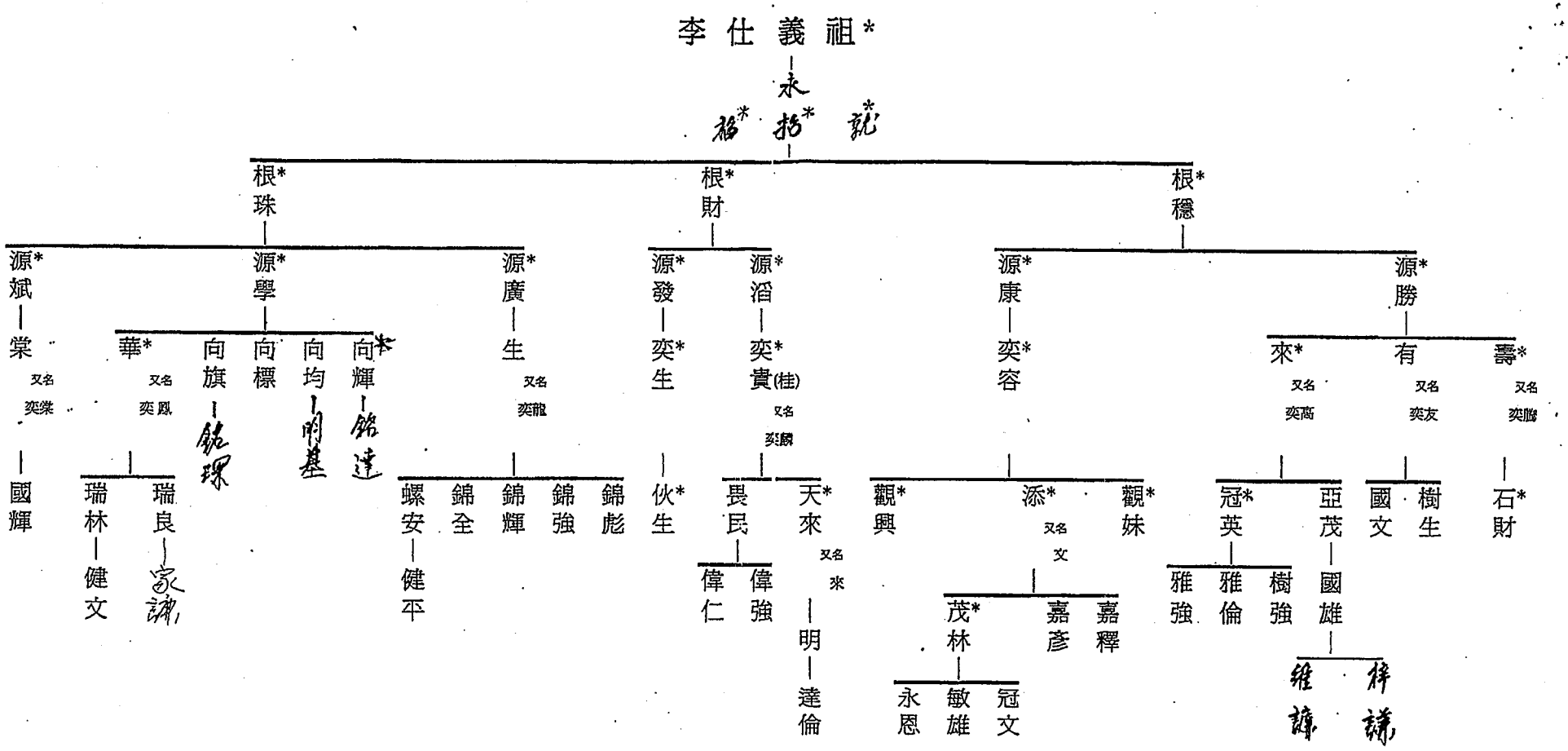
大灘村代表李明

地址：[redacted]

日期：2014 年 12 月 28 日

註：另附李村(大灘村)族譜給以貴委員參考

大灘村 李仕義祖族譜



* 號代表已故

擬議鄉村式發展範圍
PROPOSED VILLAGE TYPE
DEVELOPMENT (V) BOUNDARY

擬議鄉村式發展範圍
PROPOSED VILLAGE TYPE
DEVELOPMENT (V) BOUNDARY

擬議鄉村式發展範圍
PROPOSED VILLAGE TYPE
DEVELOPMENT (V) BOUNDARY

V

V

V

擬議鄉村式發展範圍
PROPOSED VILLAGE TYPE
DEVELOPMENT (V) BOUNDARY

圖例 LEGEND

擬議發展審批地區界線
DEVELOPMENT PERMISSION AREA (DPA) BOUNDARY

鄉村範圍界線
VILLAGE ENVIRONS (VE) BOUNDARY

擬議鄉村式發展範圍
PROPOSED VILLAGE TYPE DEVELOPMENT (V) BOUNDARY

Appendix VIa

(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
Development Permission Area Plan No. DPA/NE-TT/2

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: [redacted]

Date: 28th December 2014

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

[redacted]

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。

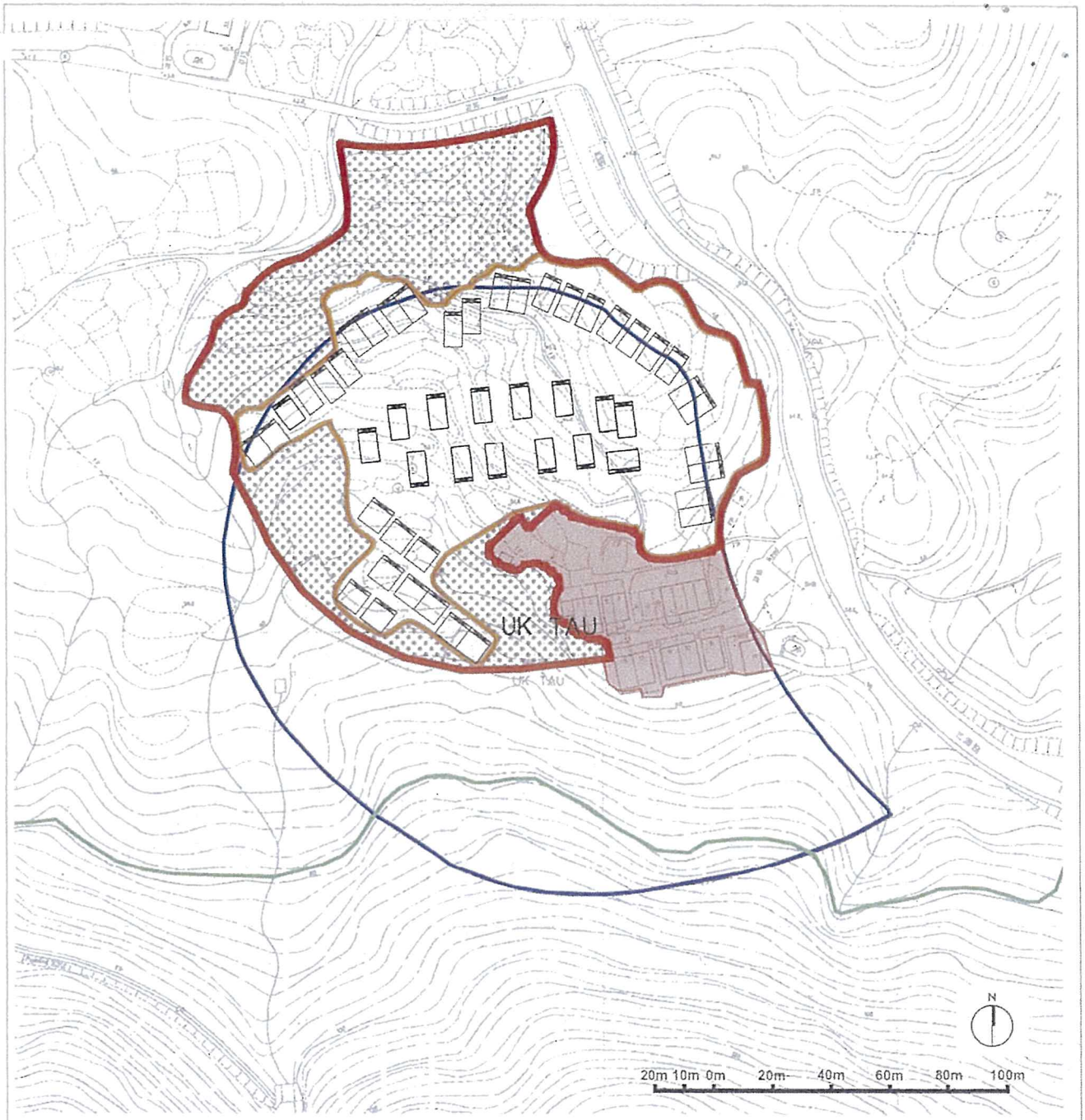
現在本人懇請規劃署 – 沙田、大埔及北區規劃處能早日安排各有關村落、鄉事委員會及區議會代表等進行會議,進一步聽取、了解及收集我們對審批地區大綱圖之建議及意見,日後定必對規劃土地用途地帶有幫助。

本人聯絡電話為: [redacted]

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

ARUP

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

Figure Title	Scale	Date	Figure No.
Area Required for Small House Demand at the Representation Site	As shown	Jan 2014	2

[redacted]

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

25 August 2014

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

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

傳 真 Fax: 2877 0245 / 2522 8426
電 話 Tel: 2231 4810

By Registered Post

來函檔號 Your Reference:
覆函請註明本會檔號
In reply please quote this ref.: TPB/R/DPA/NE-TT/1-R3

~~22 August 2014~~

ARUP 087
Job. No. 234344/01
Register No. 02775
Received 25 AUG 2014
Initial MCL WSY WYM SGC CTJW
Action
Info.
Copy

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 Tau))

Dear Sir/Madam,

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.

59. 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 control and flexibility of land use through the planning application system. The Chairman recapitulated and summarized the responses to 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 DC → Hanform

Re D. D. 289

23/11/2011

Development at UK Tau, in D.D. 289, Sai Kung North, Tai Po District

Hse No.	Solicitor Ref	Name of Applicant	HKID No.	DLO's Reference	Lot Nos	Date of Application	Date of Interview
1	DC-ACPH-1527-dc	FONG YAU HEI (方友喜)	[redacted]	DLO/TP353/TLT/87	896A, 897A.	28/12/2005	04/6/2010
2	DC-ACPH-1457-dc	Ho Kiu Wah (何僑驊)		DLO/TP473/TLT/87	896RP, 897RP.	15/10/2010	05/10/2010
3	DC-ACPH-2389-dc	Cheng Siu Kee (鄭兆基)		DLO/TP142/TLT/90	895A.	02/7/2010	
4	DC-ACPH-2390-dc	Cheng Siu Yip (鄭兆燮)		DLO/TP143/TLT/90	895B, 898A.	02/7/2010	
5	DC-ACPH-2391-dc	Cheng Siu Lok (鄭兆樂)		DLO/TP141/TLT/90	895RP, 894A, 898B.	02/7/2010	
6	DC-ACPH-348-dc/p	Cheng Benjamin Hon Chung (鄭漢聰)		DLO/TP292/TLT/89	890A, 891A, 892A, 893A, 894B.	04/3/2009	
7	DC-ACPH-1530-dc	FONG YUK MING (方玉明)		DLO/TP358/TLT/87	888A, 887A, 889A, 890B, 891B, 892B, 893B.	28/12/2005	04/6/2010
8	DC-ACPH-1512-dc	FONG CHI FUK (方熾福)		DLO/TP350/TLT/87	888B, 887B, 889B, 890C, 891C, 892C, 893C.	28/12/2005	04/6/2010
9	DC-ACPH-1523-dc	FONG SO TAI (方蘇泰)		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 (方玉喜)		DLO/TP352/TLT/87	888RP, 887RP, 889RP, 890RP, 891E, 892RP, 893E, 886A.	28/12/2005	08/6/2010
11	DC-ACPH-1517-dc	FONG KAN SAU (方根壽)		DLO/TP355/TLT/87	886B, 891RP, 893F.	28/12/2005	15/6/2010
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
14	DC-ACPH-1529-dc	FONG YUK HEI (方玉喜)		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 (方志文)		DLO/TP354/TLT/87	853RP, 854A, 885B, 886F, 881A, 930B, 883A, 928C	24/8/2009	11/6/2010
16	DC-ACPH-1511-dc	FONG CHEE KONG (方賜光)		DLO/TP362/TLT/87	854B, 884A, 885RP, 883B, 881B, 882A, 930C	28/12/2005	8/6/2010
17	DC-ACPH-1519-dc	FONG KWAI MING ERIC (方桂明)		DLO/TP367/TLT/87	854C, 884B, 883RP, 860A, 882B	28/12/2005	8/6/2010

18	DC-ACPH-1522-dc	FONG PO LAW (方保璐)	[redacted]	DLO/TP349/TLT/87	854D, 884RP, 859A, 860B, 855A, 856A	28/12/2005	11/6/2010
19	DC-ACPH-1514-dc	FONG CHI KONG (方志剛)		DLO/TP361/TLT/87	856B, 855B, 857A, 854E, 859B	28/12/2005	4/6/2010
20	DC-ACPH-1460-dc	To Kam Tong (杜錦唐)		DLO/TP476/TLT/87	856RP, 855C, 857B, 854F, 858C	07/10/2010	5/10/2010
21	DC-ACPH-1492-dc	LAI NGAU NAI (黎牛奶)		DLO/TP149/TLT/83	855RP, 857C, 854G, 858D, 861C	28/11/2006	11/6/2010
22	DC-ACPH-1500-dc	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-dc	LAI TIN WA (黎天華)		DLO/TP144/TLT/83	864RP, 862B, 861E, 958B, 862C	28/11/2006	1/6/2010
24	DC-ACPH-1484-dc	LAI CHIN WAH (黎展華)		DLO/TP88/TLT/88	898C, 899B, 900A, 903A, 905A, 904A, 894D	28/11/2006	15/6/2010
25	DC-ACPH-1494-dc	LAI SHUI YAU (黎水有)		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 (黎展榮)		DLO/TP90/TLT/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/TLT/83	930H, 925E, 926A, 927E, 886G, 893I	28/11/2006	20/7/2010
28	DC-ACPH-1488-dc	LAI KAU TAI (黎九娣)		DLO/TP147/TLT/83	927D, 928D, 930E, 927F, 930I, 927G, 930F	28/11/2006	20/7/2010
29	DC-ACPH-1489-dc	LAI KIN HEI (黎兒喜)		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 (黎榕娣)		DLO/TP62/TLT/83	859D, 854H, 858B, 861B, 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

33	DC-ACPH-1486-dc	LAI FAT YUNG (黎佛容)	[redacted]	DLO/TP146/TLT/83	901RP, 924C, 925F, 922B, 923B, 922C, 902RP, 921A, 904C, 921B	28/11/2006	23/7/2010
34	DC-ACPH-1498-dc	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-dc	LAI TAK YAU (黎德有)		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 (黎禾田)		DLO/TP64/TLT/83	879C, 878A, 876A, 930P	28/11/2006	23/7/2010
38	DC-ACPH-1493-dc	LAI SHEK YEUNG (黎石強)		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/TLT/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
42	DC-ACPH-1520-dc	FONG HO YIN BOB (方浩賢)		DLO/TP357/TLT/87	920Bs1	28/12/2005	

附件 C

規劃署
[illegible]
沙田上禾輋路1號
沙田政府合署15樓

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

來函檔號	Your Reference	
本署檔號	Our Reference	( ) in PD/TP 1/01/21
電話號碼	Tel. No.:	2158 6043
傳真機號碼	Fax No.:	2691 2806 / 2696 2377

郵遞

[redacted]
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。

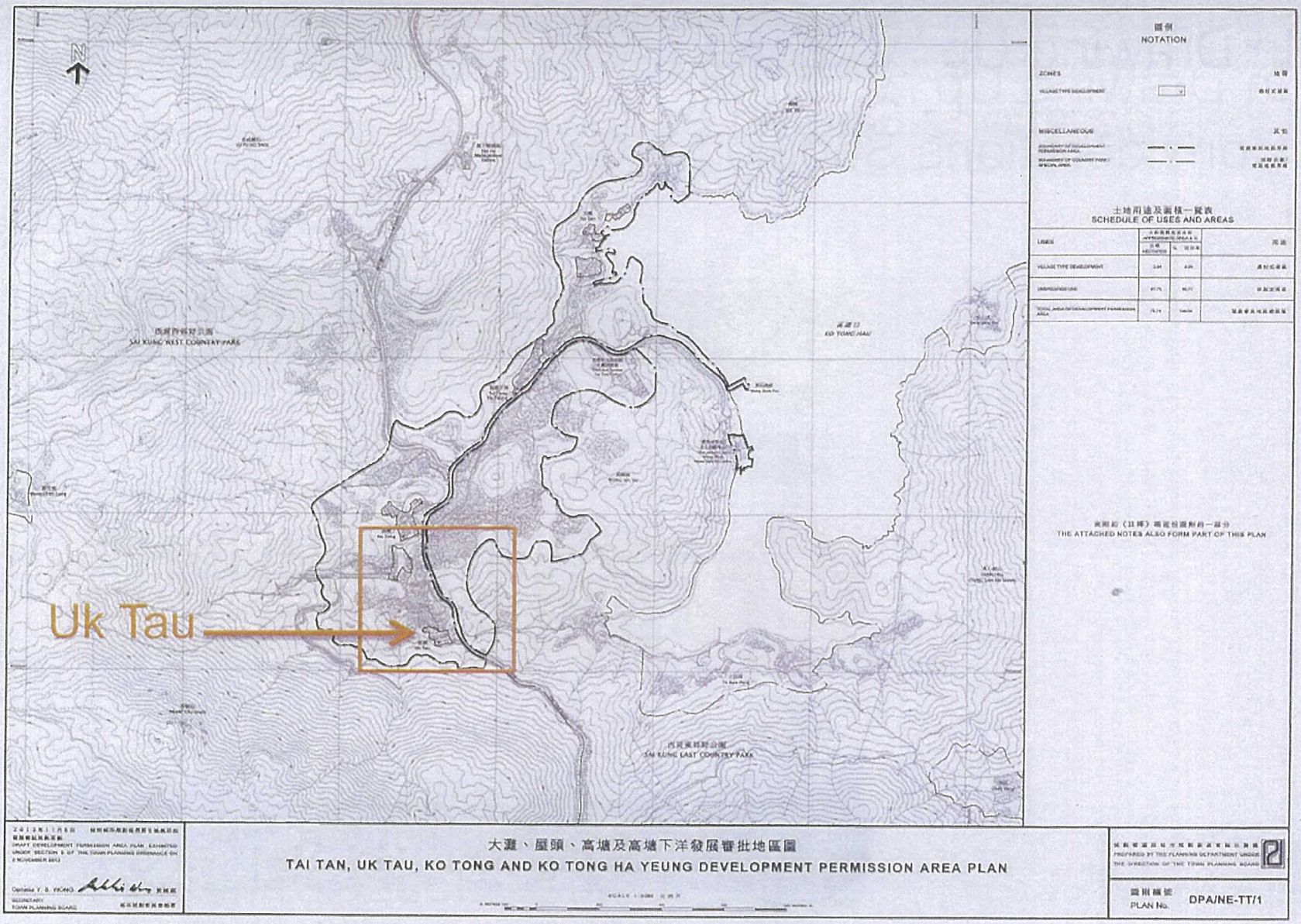
規劃署沙田、大埔及北區規劃專員
(江詩雅 詩雅江 代行)

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


村民的家
Representation on
the Draft Tai Tan,
Uk Tau, Ko Tong and
Ko Tong Ha Yeung
Development
Permission Area
Plan No. DPA/NE-TT/1
Representation No. R3
Representation Hearing | Aug 2014
ARUP


N
Uk Tau
NOTATION
ZONES
VILLAGE TYPE DEVELOPMENT
MISCELLANEOUS
SCHEDULE OF USES AND AREAS
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN
大灘、屋頭、高塘及高塘下洋發展審批地區圖
TAI TAN, UK TAU, KO TONG AND KO TONG HA YEUNG DEVELOPMENT PERMISSION AREA PLAN
PLAN No. DPA/NE-TT/1

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

1. Existing Village Clusters

+

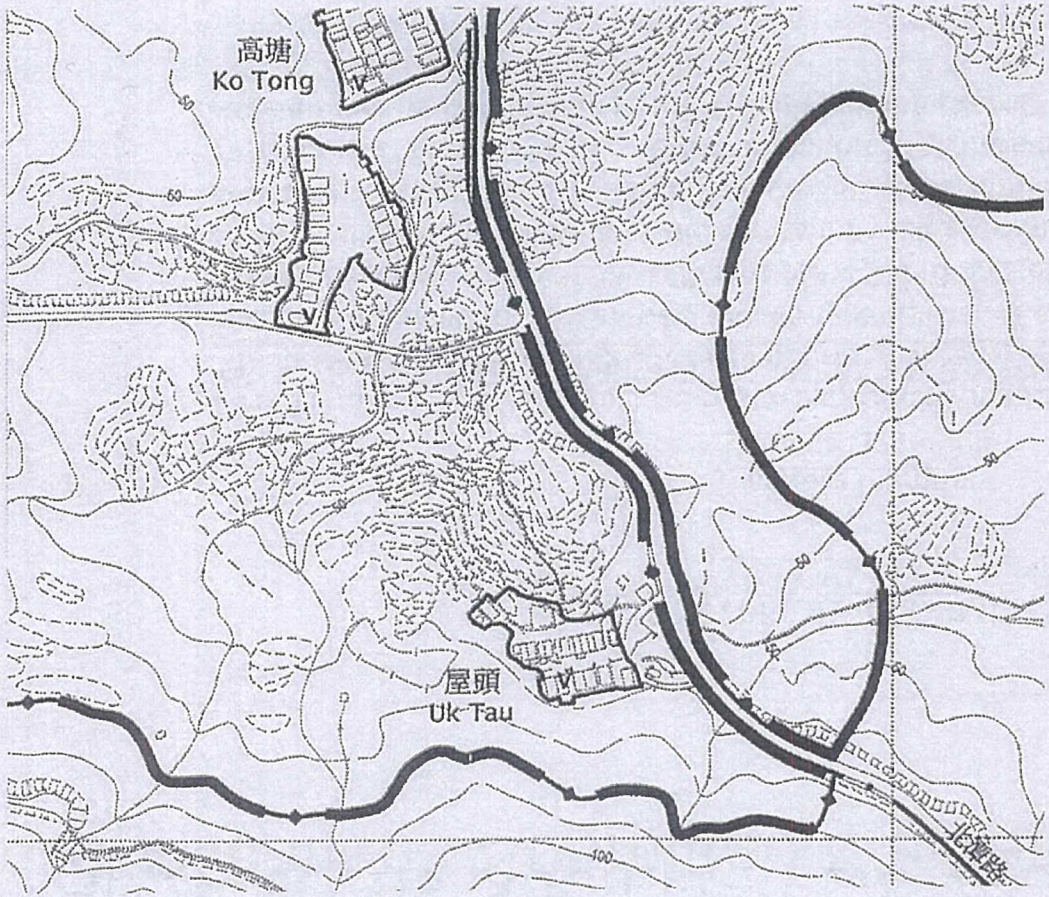
2. Outstanding Small House Applications

+

3. 10-year Forecast of Small House Demand

1

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

1

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

1

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, Kő 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

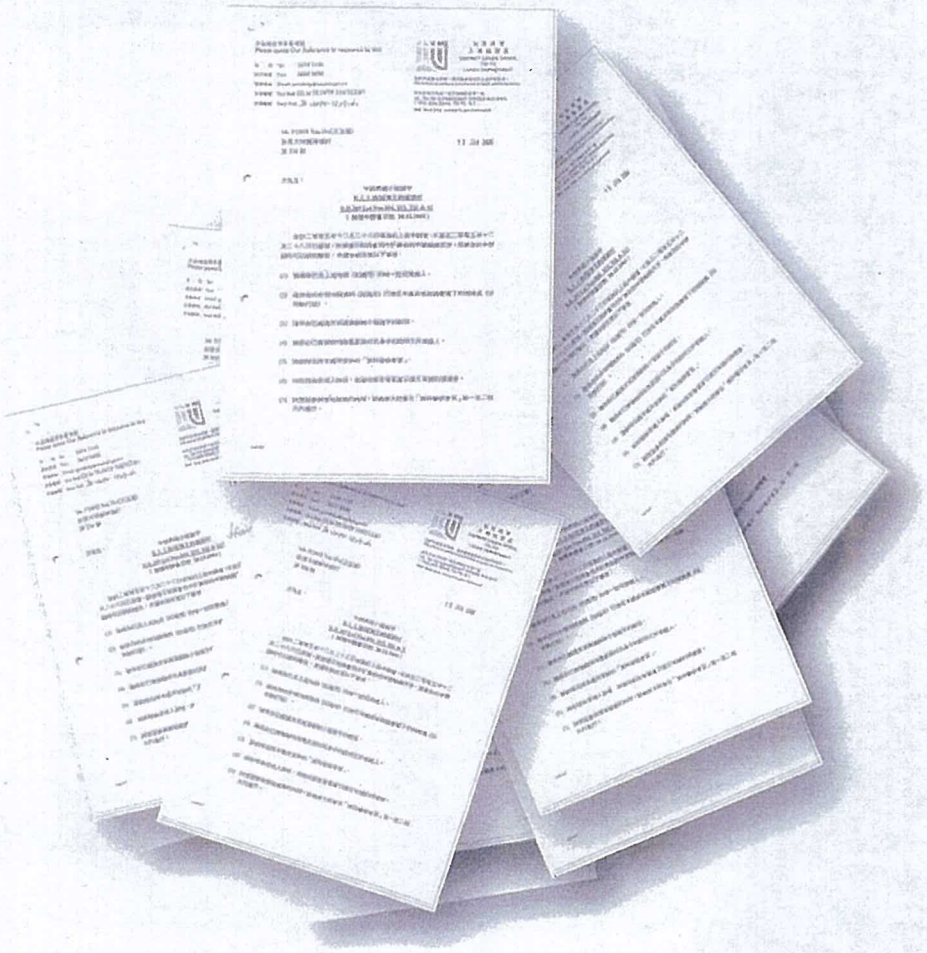


2 Outstanding Small House Applications

ARUP

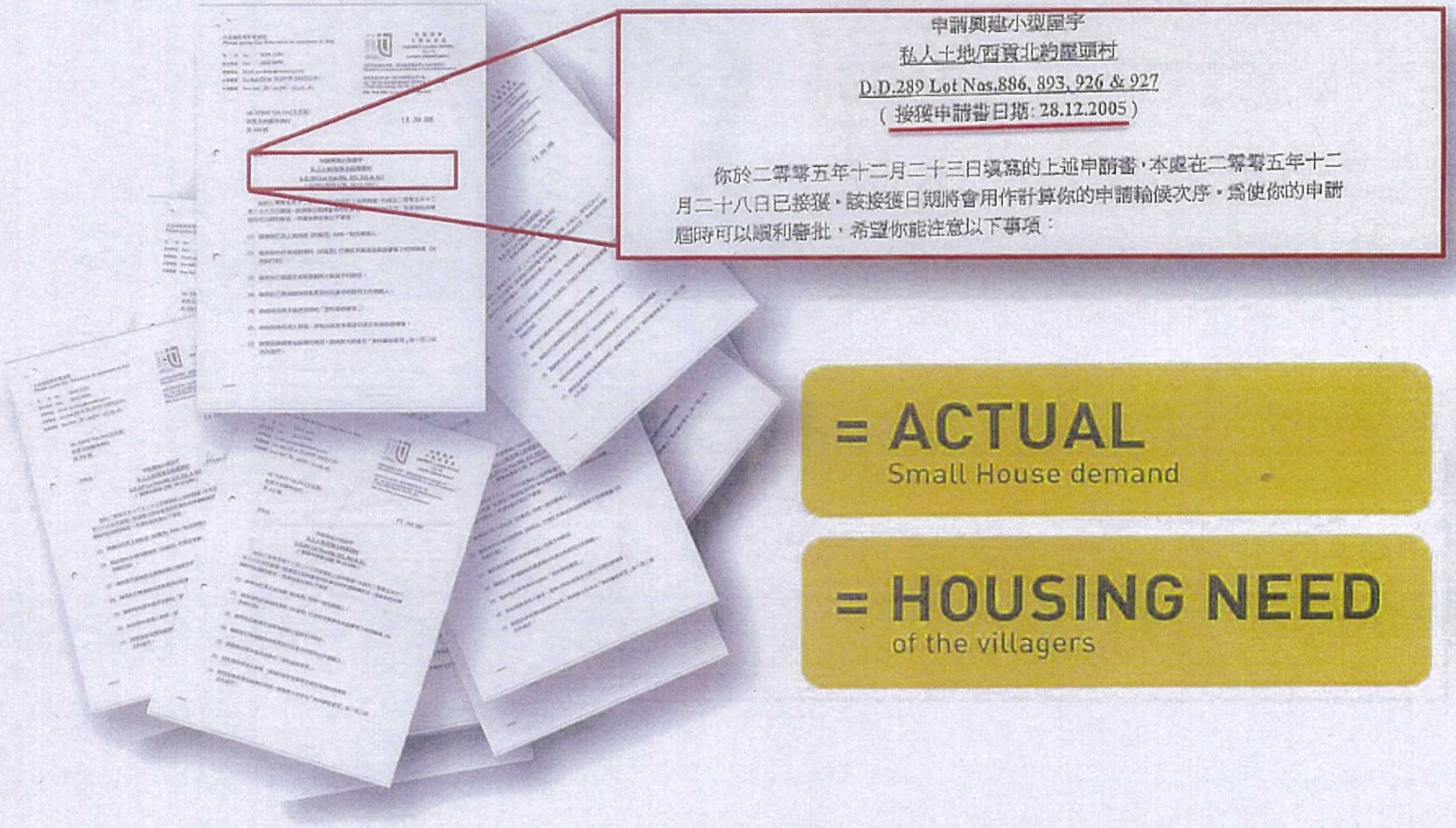
2

51 Small House Applications Submitted in 2005/06



2

51 Small House Applications Submitted in 2005/06

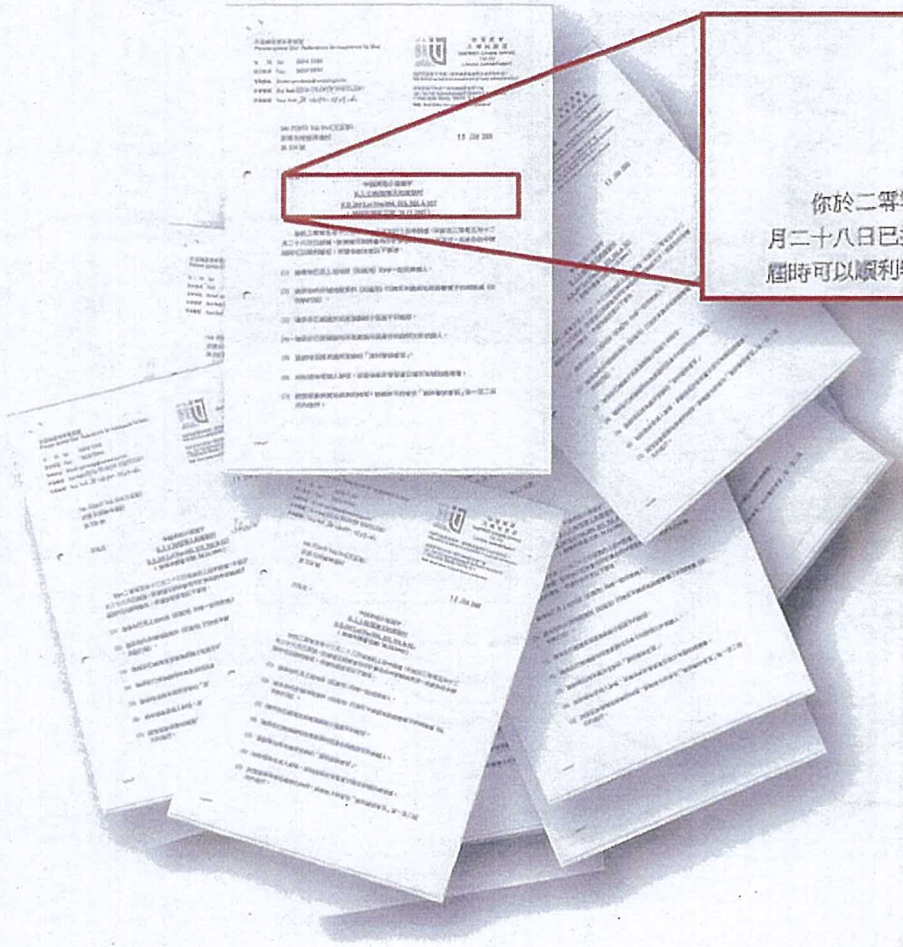


= ACTUAL
Small House demand

= HOUSING NEED
of the villagers

2

51 Small House Applications Submitted in 2005/06



申請興建小型屋宇
私人土地/西貢北約龍頭村
D.D.289 Lot Nos.886, 893, 926 & 927
（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輪候次序，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

2

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



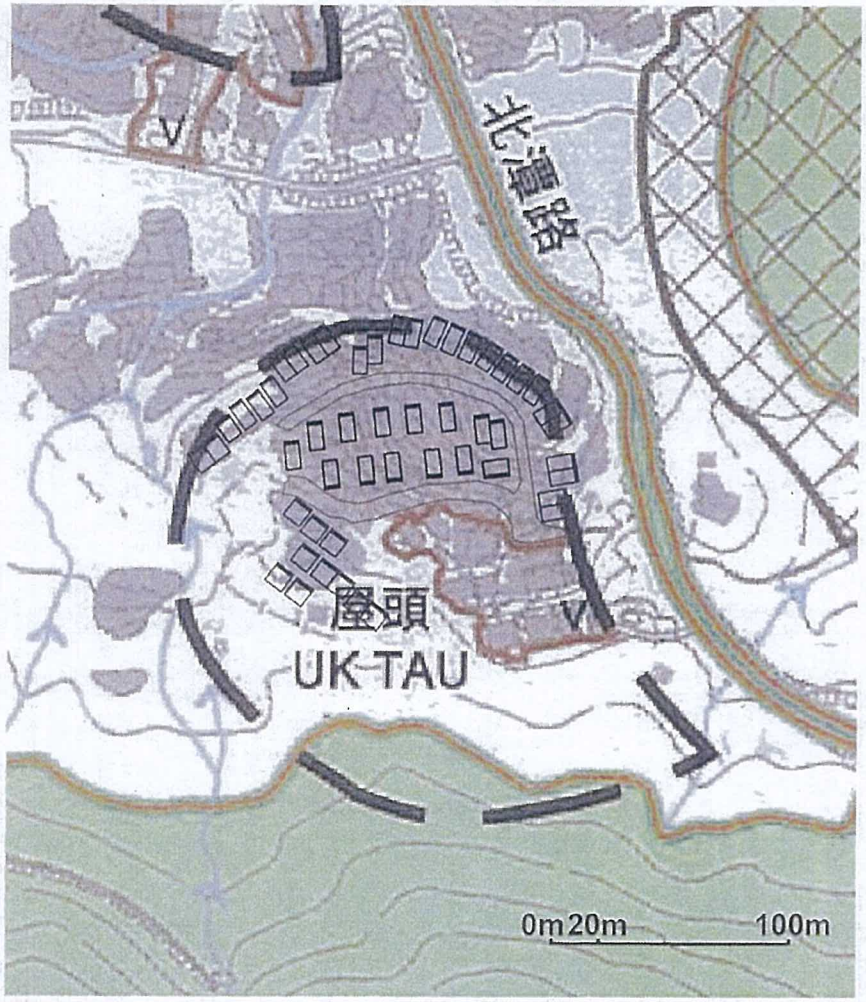
LEGEND

- 'VE' boundary = **3.1 ha** (approx.)
- Existing village clusters 1
- The 51 Small Houses = Actual housing need 2

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.

2

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



LEGEND

- 'VE' boundary = **3.1 ha** (approx.)
- "V" Zone = **0.3 ha** (approx.) 1
  (Gazetted on 8.11.2013, long after the 51 Small House applications)
- The 51 Small Houses = Actual housing need 2
- Private land

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*

2

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



LEGEND

'VE' boundary	= **3.1 ha** (approx.)	
"V" Zone	= **0.3 ha** (approx.)	1
The 51 Small Houses	= Actual housing need	2
Private land		

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*

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



LEGEND

'VE' boundary	= **3.1 ha** (approx.)	
"V" Zone	= **0.3 ha** (approx.)	1
The 51 Small Houses	= Actual housing need	2
Private land		

3.1 ha 'VE'

\- 0.3 ha Existing village clusters 1

= **2.8 ha**

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*

2

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



LEGEND

- 'VE' boundary = **3.1 ha** (approx.)
- "V" Zone = **0.3 ha** (approx.) 1
- The 51 Small Houses = Actual housing need 2
- Private land
- Area for the 51 Small Houses = **1.4 ha** (approx.)

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*

2

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



LEGEND

- 'VE' boundary = **3.1 ha** (approx.)
- "V" Zone = **0.3 ha** (approx.) [1]
- The 51 Small Houses = Actual housing need [2]
- Private land
- Area for the 51 Small Houses = **1.4 ha** (approx.)

3.1 ha 'VE'

- 0.3 ha Existing village clusters [1]
- **1.4 ha** The 51 Small Houses [2]

= **1.4 ha**

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*

3 10-year Forecast of Small House Demand



ARUP

3

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")*

3

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)
- **1.4 ha** The 51 Small Houses (2)

= **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")*

3

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)
- **1.4 ha** The 51 Small Houses (2)

= **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")*

3

Area for the 10-year Forecast of Small House Demand

The 5 Principles:

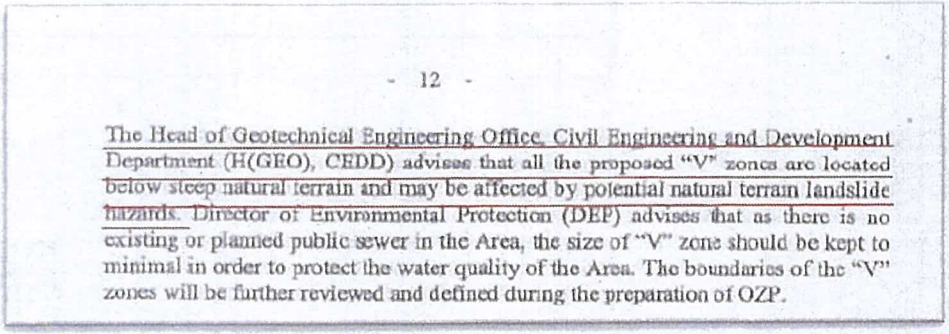
- P1 • Within 'VE'
- P2 • Not encroaching onto Country Park
- P3 • Avoid slope

3

Area for the 10-year Forecast of Small House Demand

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 (DEP) 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)

3

Area for the 10-year Forecast of Small House Demand

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

3

Area for the 10-year Forecast of Small House Demand



- **P1** • Within 'VE'
- **P2** • Not encroaching onto Country Park
- **P3** • Avoid slope
- **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:

*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*

3

Area for the 10-year Forecast of Small House Demand



- P1 • Within 'VE'
- P2 • Not encroaching onto Country Park
- P3 • Avoid slope
- P4 • With road access
- P5 • Preferably on private lots

0 ha*

** Notes:*
Excluding existing village clusters and the area required for the 51 Small Houses

LEGEND

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

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*

3

Area for the 10-year Forecast of Small House Demand



- P1 • Within 'VE'
- P2 • Not encroaching onto Country Park
- P3 • Avoid slope
- P4 • With road access
- P5 • Preferably on private lots

0.2 ha

LEGEND

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

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*

Area for the 10-year Forecast of Small House Demand



P1 • Within 'VE'

P2 • Not encroaching onto Country Park

P3 • Avoid slope

P4 • With road access

P5 • Preferably on private lots

0.2 ha

0.6 ha

0.8 ha

LEGEND

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

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*

3

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



0.3 ha Existing village clusters (1)

\+ **1.4 ha** The 51 Small Houses (2)

\+ **0.8 ha** 10-year forecast of Small House demand (3)

= **2.5 ha**

LEGEND

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

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*

ARUP

3

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



1 **0.3 ha** Existing village clusters

2 + **1.4 ha** The 51 Small Houses

3 + **0.8 ha** 10-year forecast of Small House demand

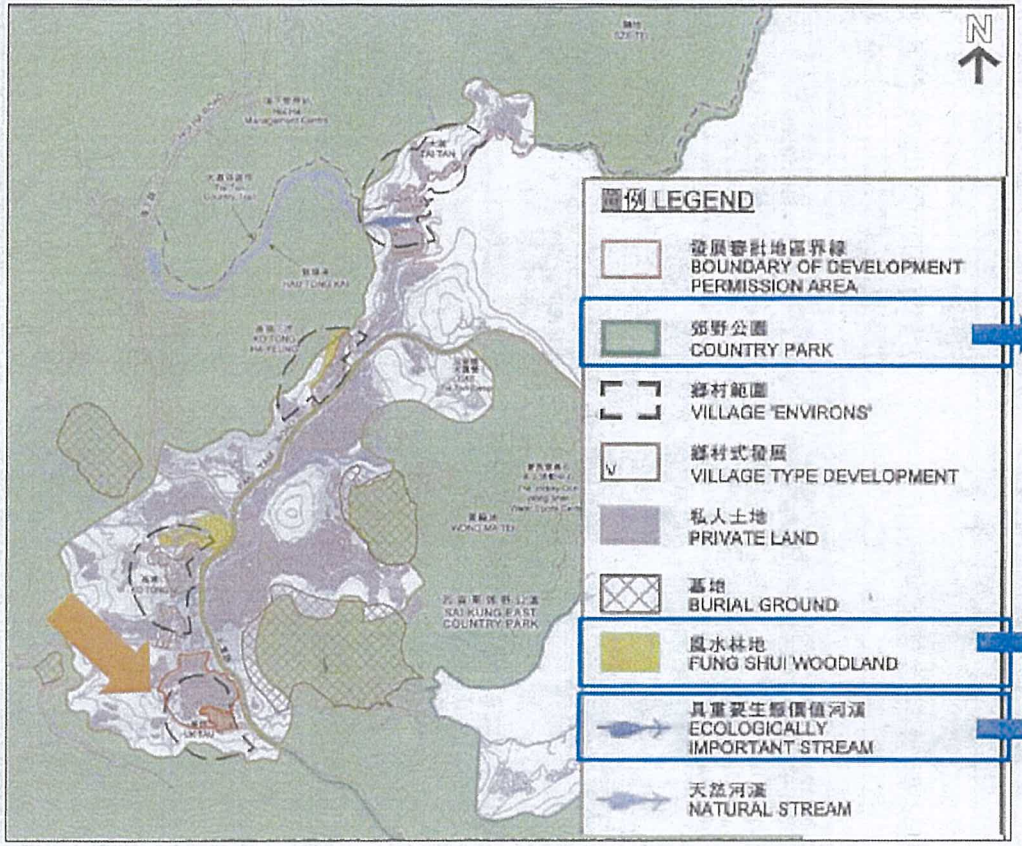
= **2.5 ha < 3.1ha** 'VE'

LEGEND

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

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*

The Rationalized "V" Zone



NO encroachment onto Country Park

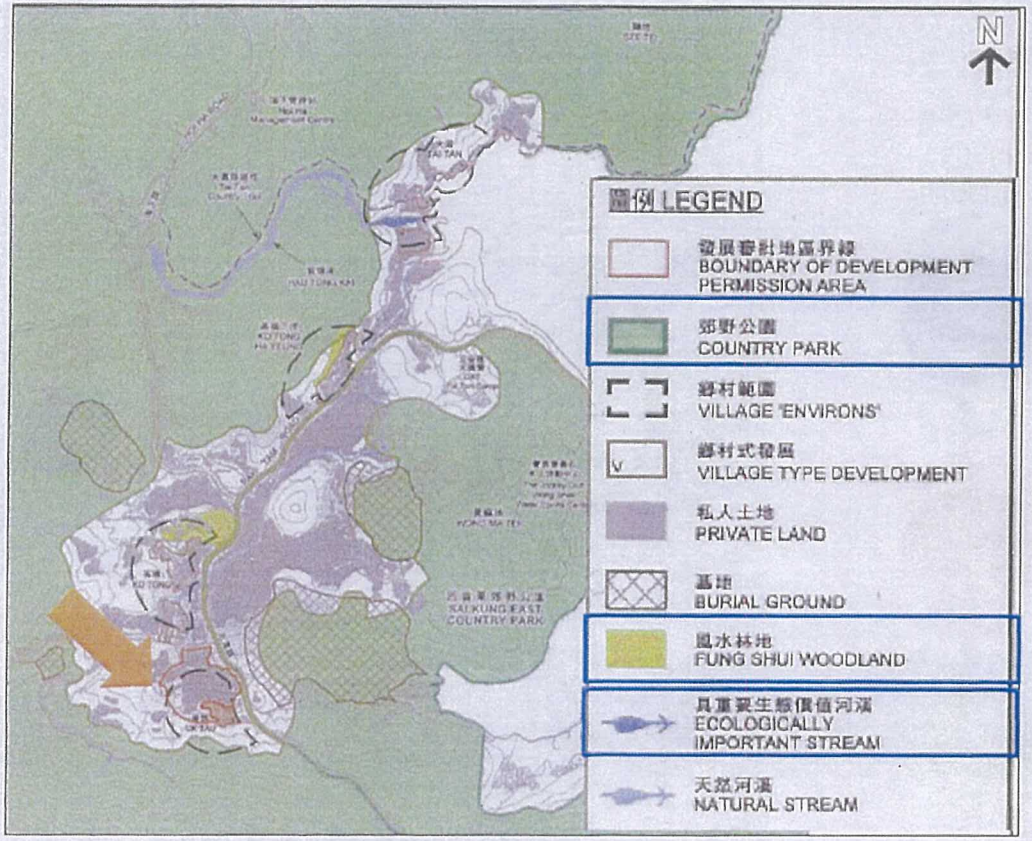
NO encroachment onto Fung Shui woodland

NO encroachment onto ecologically important stream

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*

The Rationalized "V" Zone



NO encroachment onto Country Park

NO encroachment onto ecologically important stream

NO encroachment onto Fung Shui woodland

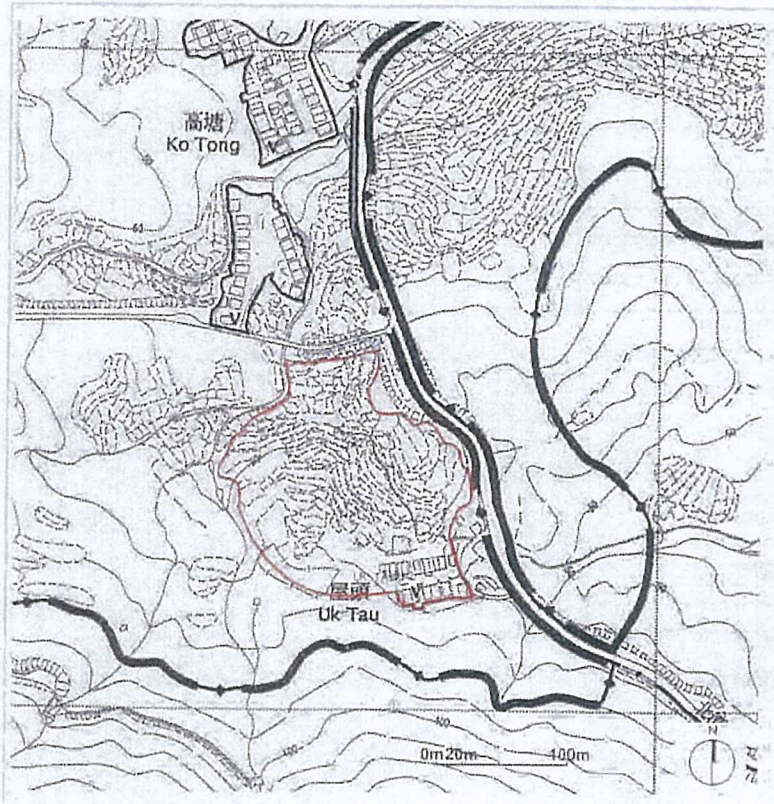
DAFC's concern resolved

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



"V" Zone to cater for

1. Existing Village Clusters

+

2. 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
- V — 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

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.***

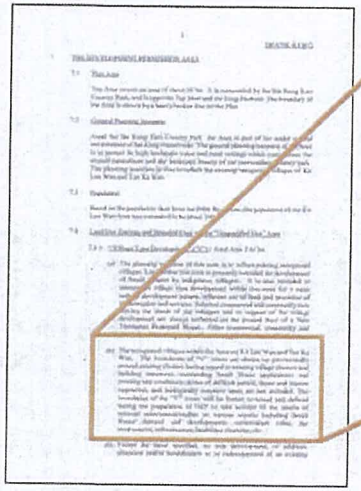
There are Precedents for "V" Zone on DPA Plans to Cater for Outstanding Small House Applications



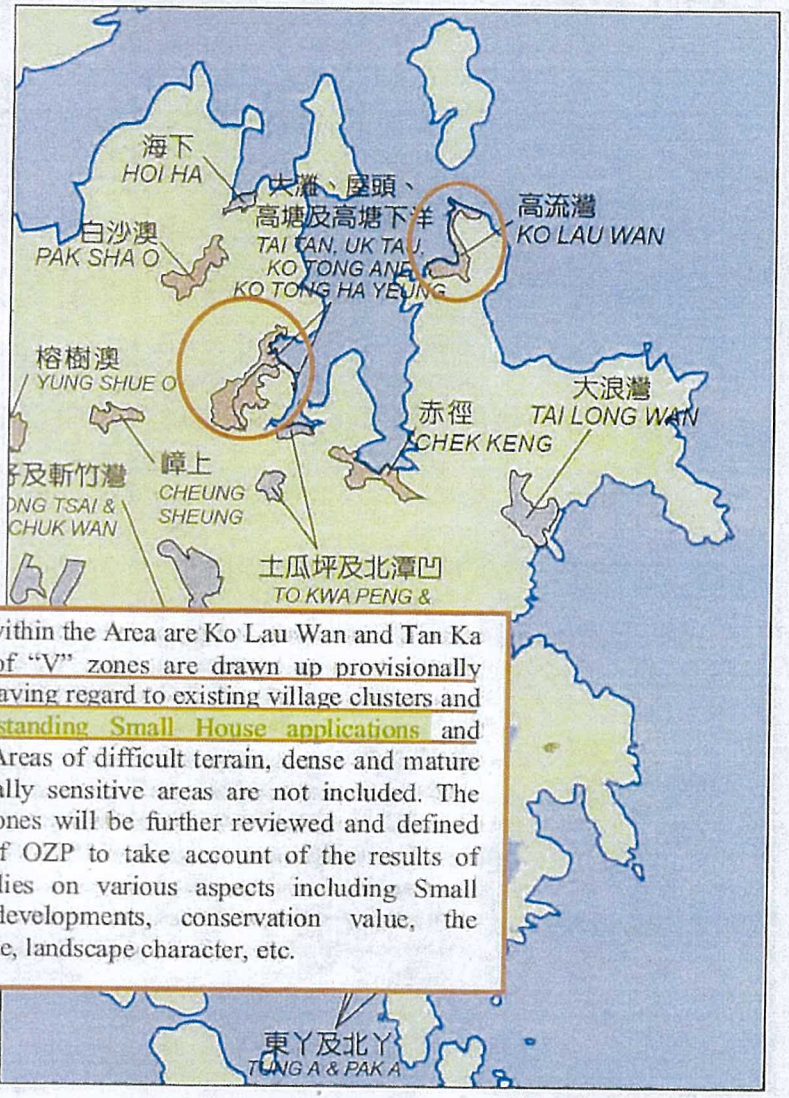
ARUP

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)



(b) 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.



ARUP

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


A humble request from the
51 villagers and their families
Thank you
Representation Hearing 1 Aug 2014
ARUP

Appendix VIb

(Translation)

[redacted]

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 Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Outline Zoning Plan.

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: [redacted]

Look forward to your early reply, thank you.

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

Date: 1.5.2015

(Translation)

[redacted]

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.

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

Date: 7.9.2015

(Translation)

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
[redacted]

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]

本人黃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 貴署從新規劃高塘村村界範圍，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

黃來生
高塘村村代表

RECEIVED
2014 SEP 19 P 2:54
TOWN PLANNING BOARD

附件 1.

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 黃文光		37 黃Ray	黃錦良子	73 杜偉忠	
2 黃文恩		38 黃天		74 杜俊文	
3 黃文昊		39 黃銘軒		75 杜偉林	
4 黃家穎		40 黃劍輝		76 杜俊明	
5 黃子穎		41 黃志強		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 黃貴光		44 溫江龍		80 杜Samps(	杜偉明子
9 黃敬文		45 溫江海		81 杜錦賢	
10 黃敬玲		46 溫單城		82 杜錦強	
11 黃耀斌		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 黃俊軒		52 溫仕偉		88 杜鐵男	
17 黃偉聰		53 溫偉健		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 黃國輝		56 李少康		92 杜永勝	
21 黃長一		57 李錦龍		93 杜錦彪	
22 黃俊軒		58 李振熙		94 杜健威	
23 黃錦文		59 李錦榮		95 杜錦唐	
24 黃富強		60 李錦棠		96 杜SIMON	杜錦唐子
25 黃德浩		61 李家裕		97 杜MIKE	杜錦唐子
26 黃劍明		62 LEE KENG 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	
32 黃Alan	黃錦權子	68 杜玉光		104 何振權	
33 黃Peter	黃錦權子	69 杜水養		105 何力	
34 黃John	黃錦權子	70 杜水養	杜水養子	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	

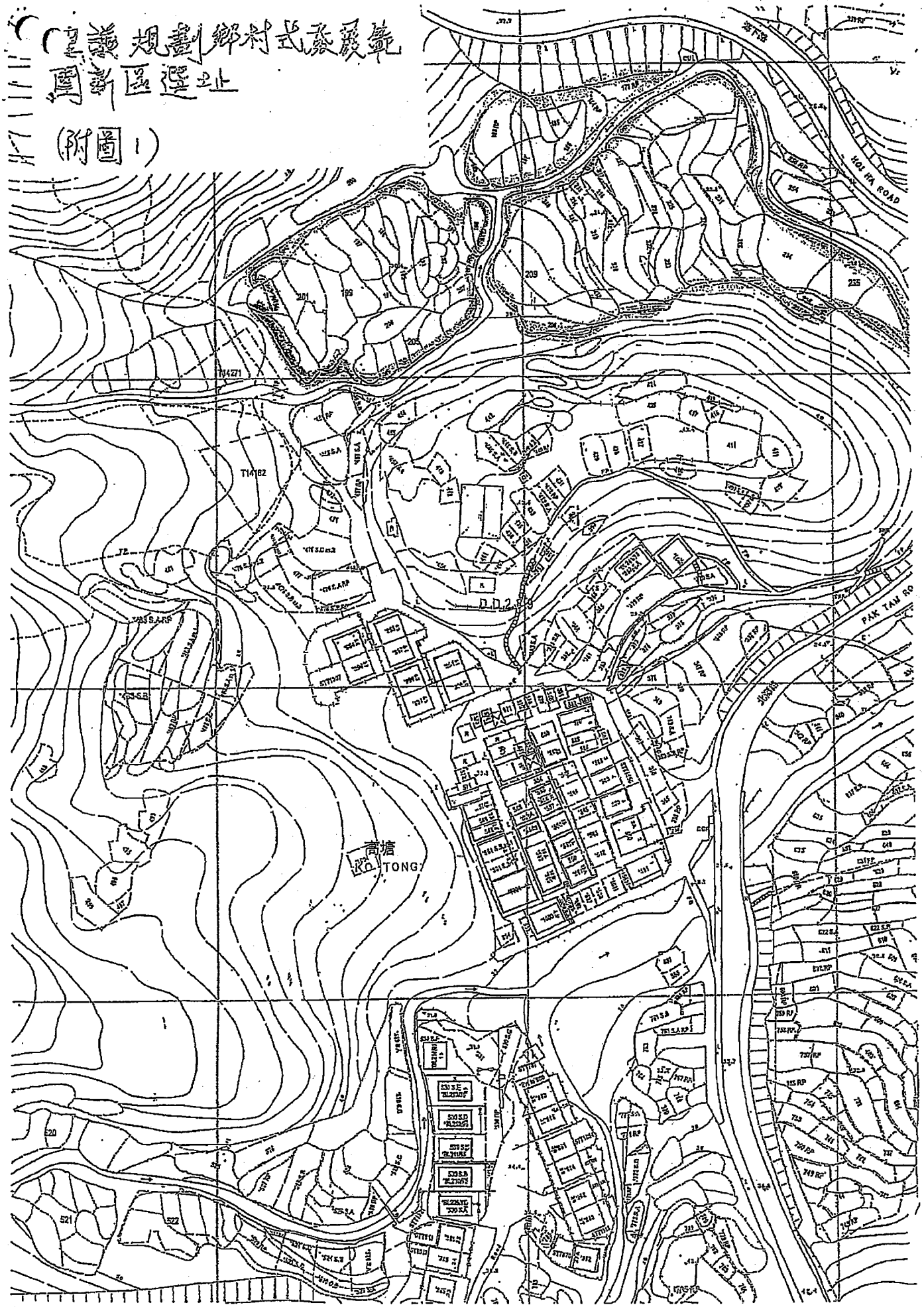
高塘村原居民名冊登記-源於新界鄉議局編制新界原居民名冊(續)

何振玲
何振榮
何振溢
何振瀚
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
趙細康

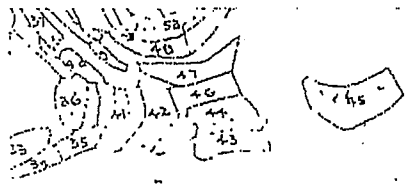
19-09-2014

擬議規劃鄉村式發展範圍新區選址

(附圖1)



(附圖2)

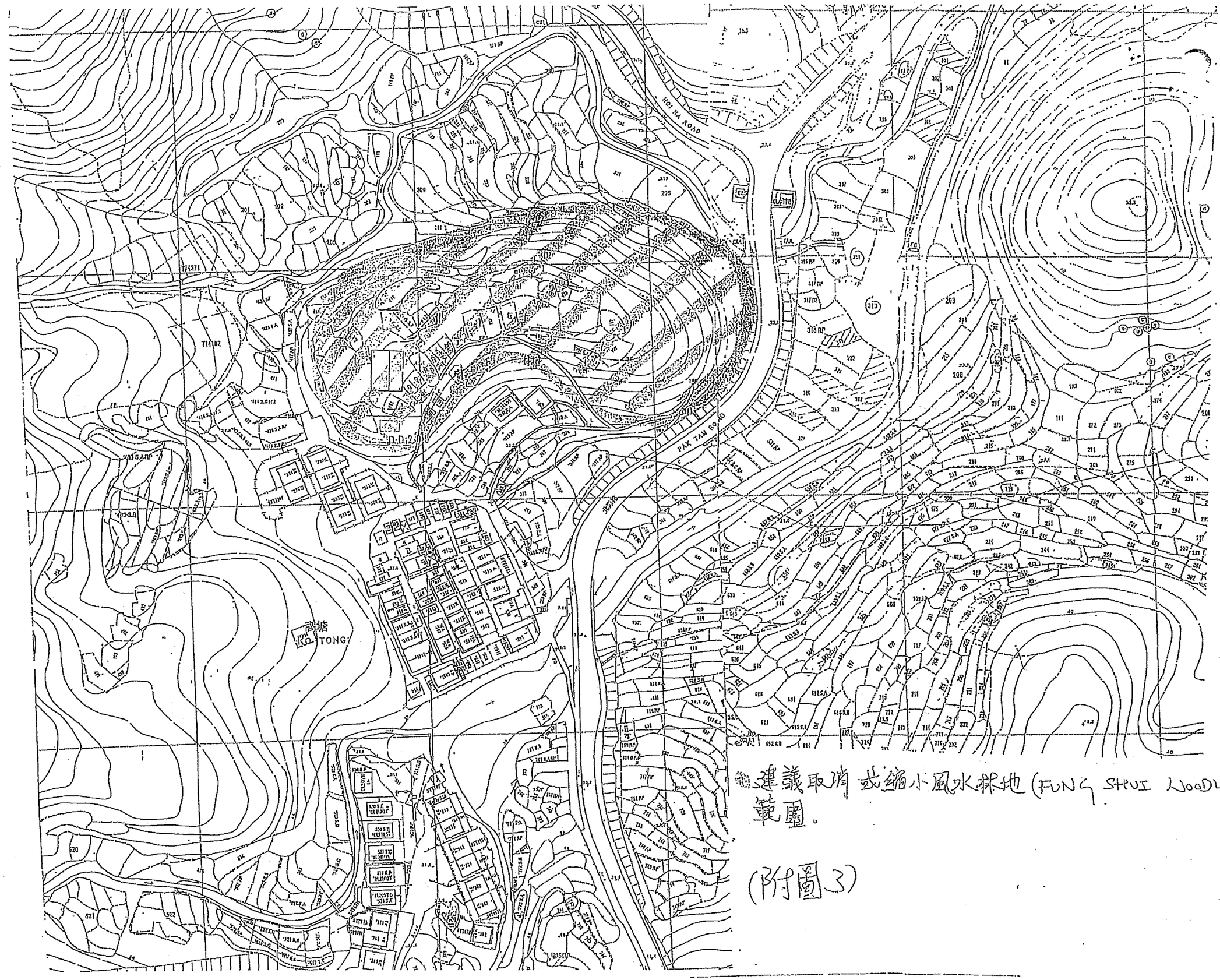


District Demarcation

「鄉村式發展」
建議新區選址

原有道路

高塘村

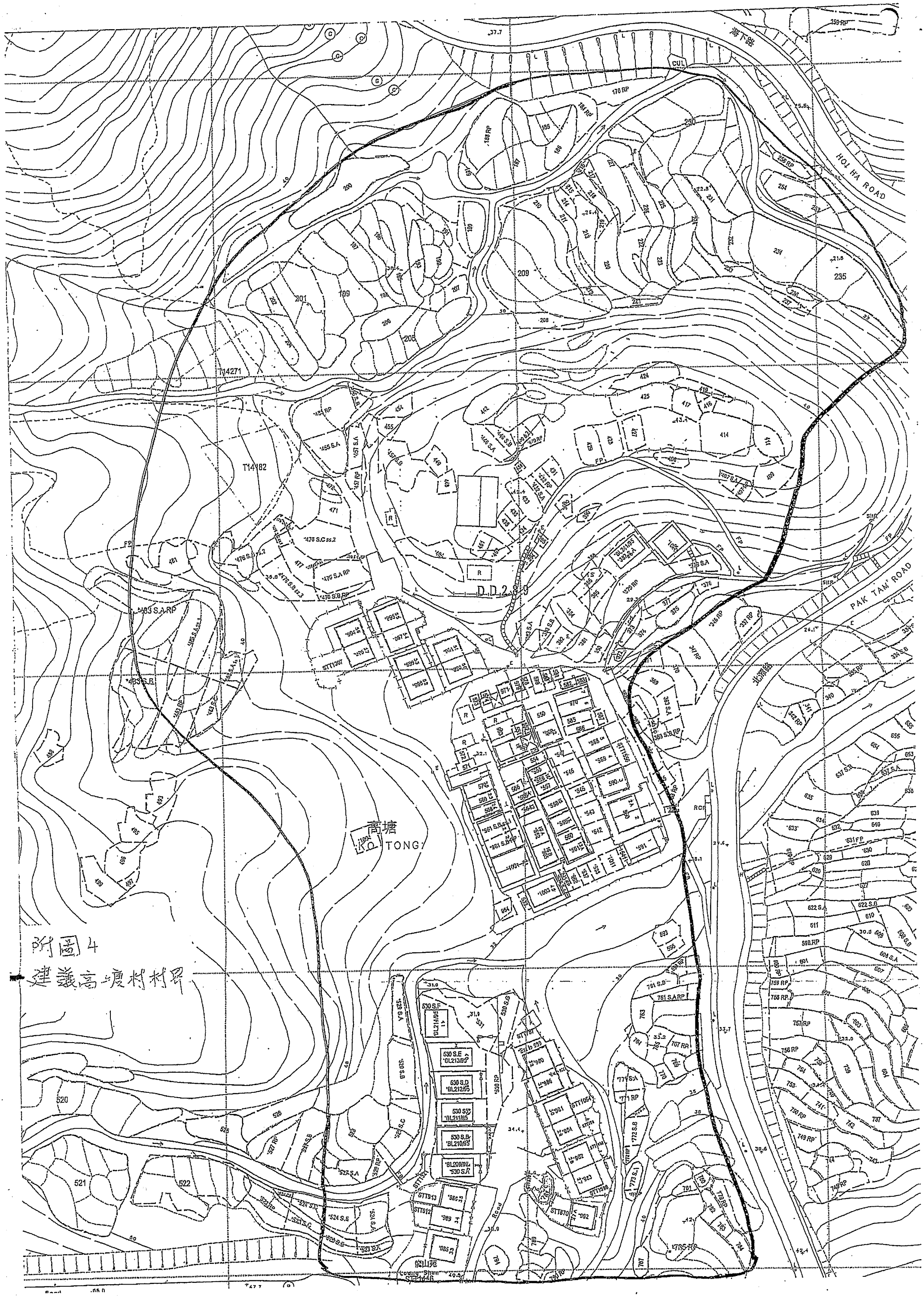


(d) 建議取消或縮小風水林地(FUNG SHUI WOODLAND)範圍。

(附圖3)

附圖 4

建議高塘村村界


HOI HA ROAD
PAK TAM ROAD
T14271
T14182
D.D 209
高塘
KO TONG
STT1007
STT1056
STT1059
STT1067
STT1054
STT913
STT912
STT1024
STT1026
STT870
Footing Stone
CUL
FP
R
RCP

Appendix VIc

(Translation)

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]

本人何偉成為高塘下洋村村代表(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1.

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*~~大埔~~／*西貢北約 鄉 高塘下洋 村／圍的原居民代表。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	39
(b)	在海外的男性原居村民的人數	超過 100人
	總數（即(a)+(b)）	大約 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	大約 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	大約 10人
	未來十年需求（即(c)+(d)）	大約 120人

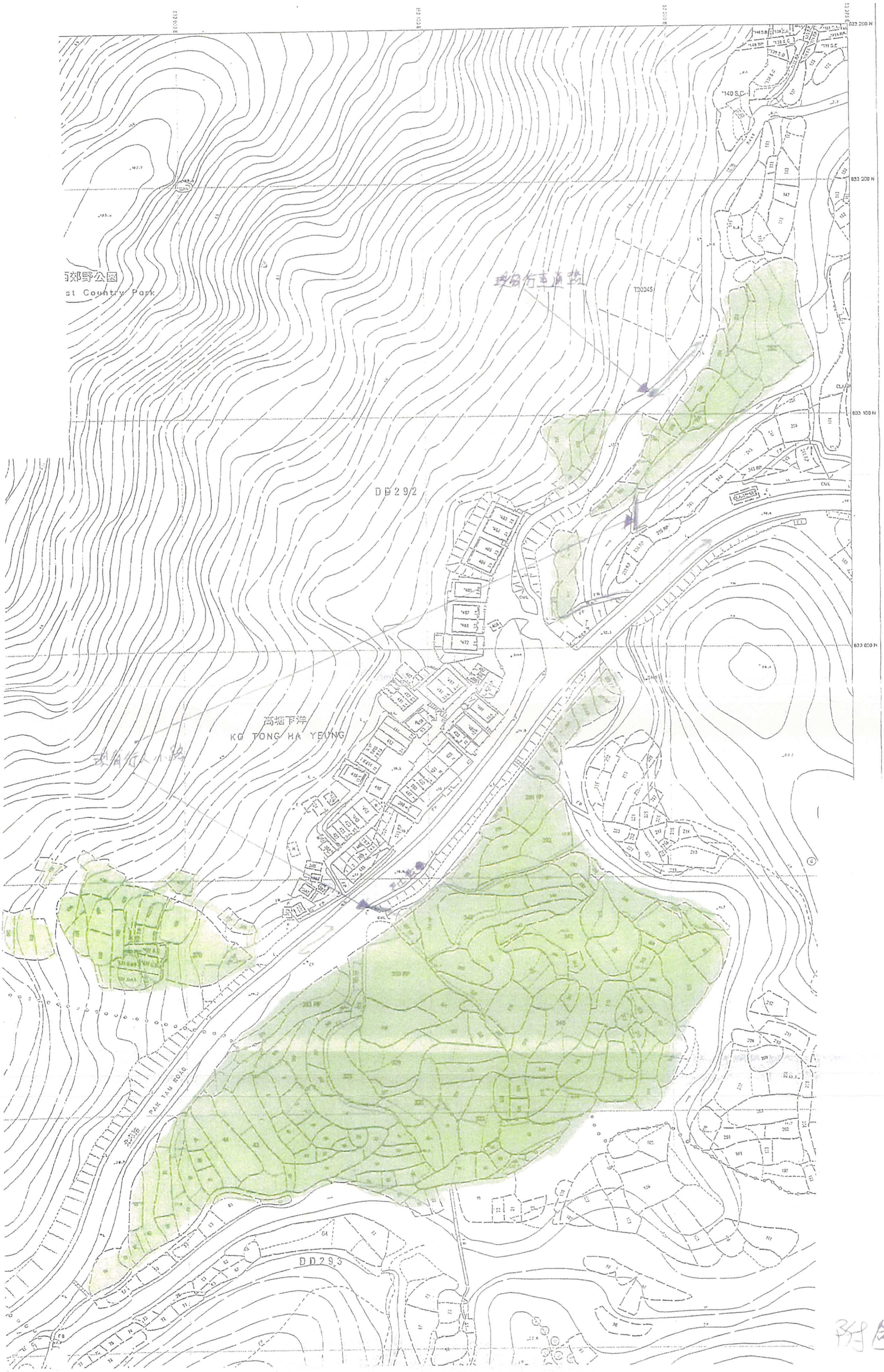
姓名 何偉成 簽署 何偉成

姓名 _____ 簽署 _____

姓名 _____ 簽署 _____

日期 24-12-2013

*刪去不適用者


833 200 N
833 100 N
833 000 N
140 S.C.
T20245
DD292
高塘下洋
KO TONG HA YEUNG
PAK TAM ROAD
DD293
CUL

附圖 1



附圖 2

[redacted]

香 港 北 角
渣 華 道 333 號
北 角 政 府 合 署 17 樓
規 劃 署

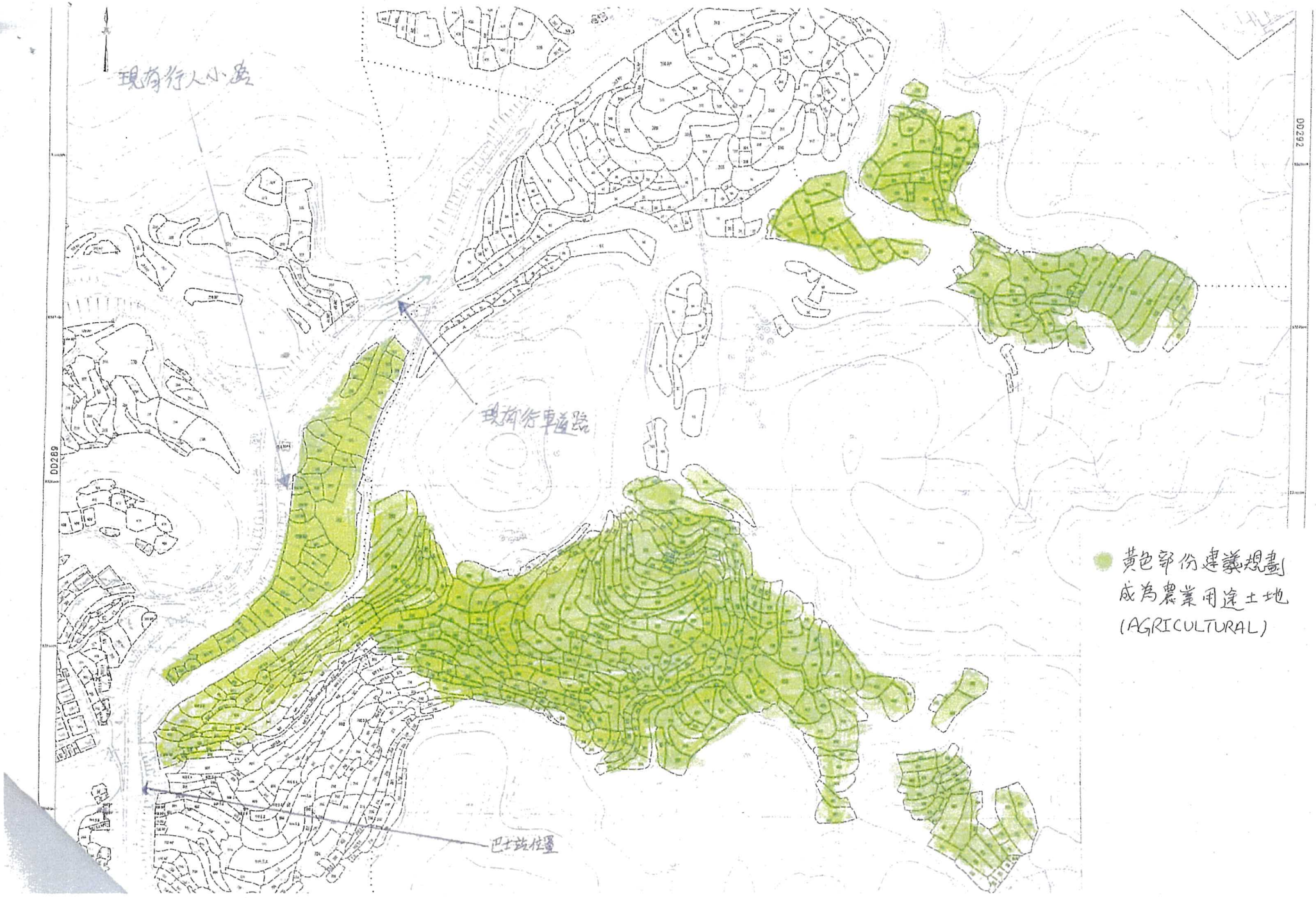
[大灘、屋頭、高塘及高塘下洋發展審批地區草圖編號 DPA/NE-TT/2]

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黃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


現有行人小路
現有行車通路
巴士站位置
DD289
DD292
黃色部份建議規劃
成為農業用途土地
(AGRICULTURAL)

Appendix VId

(Translation)

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/2

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 re-introducing 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

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

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

(Translation)

[redacted]

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

Dear Madam,

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

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 Villages[1] 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.

關於香港規劃署，準備將某些在 D P A 規劃圖內的農地或未定性的土地，改為 G B(Green Belt)，意見如下：

1. 香港發展局由 2012 年開始至今，於全港各處尋找可發展為住宅的土地，以達成政府的十年建屋 49 萬個單位的計劃，(計劃是公屋單位 29 萬個，私人住宅 20 萬個)，

2. 上任特首以來，梁振英多次提到加大力度，尋地建屋。呼籲全港各區議會，鄉議局及各鄉事區，全港市民，以及各環保團體，各利益集團，協助政府尋地建屋，不要阻礙區域發展，除市區以外，尤其重要是新界東北，錦上路西鐵站及相鄰土地，元朗南，元朗橫州，洪水橋新市鎮，這幾個可供大型屋邨發展的地區。

3. 甚至在市區的微型地塊，都要見縫插針，改為住宅，或加大容積率。

4. 將偏遠地方，靠近山邊的綠化地(GB)，改為住宅。

5. 將舊石礦場改造為住宅發展，或某些可用可擴展的岩洞，遷移現在位於市區的污水處理廠，以便換取更多可供住宅發展的土地和空間。

6. 由上述各項積極措施，可見 2012 年以來，政府每年的施政報告，將土地開發，房屋發展，為香港市民提供住房，是重中之重，並非虛言，而是政府確實要落實十年建屋計劃。

7. 但現在將 DPA 範圍內的農地，改為 GB，是與政府特首施政方針，發展局的全港住宅發展大計，以及運房局的整體計劃，都是相違背的！規劃署的工作，究竟有無和政府其他相關部門溝通，有無為特首及各發展部門協調？

8. 香港現有 29 萬人輪候公屋，20 萬人住劏房，這是政府視房屋政策是重中之重的原因，規劃署是否知道？抑或是利用規劃的權力，阻慢政府政策，陷政府於不義？

9. 幾十萬公屋輪候者，苦苦等待！20 萬劏房住戶，無法置業，主要是土地開發不足，可供住宅用途的土地規劃緩慢，這是規劃署的主要責任。

10. 反對將 DPA 內的農地或其他土地改為綠化地，或保護區等，這是阻礙全港發展的錯誤規劃？

11. 要求將上述 D P A 內的土地，改為住宅用地或綜合發展區，以便配合政府積極尋找土地建屋的計劃，舒解無建屋的困局，請規劃處深思。

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【土地供應】將13幅綠化地帶改成住宅用地

最後更新: 0116 16:22 / 建立時間 (HKT): 0116 11:49



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A (資料圖片)

2013 施政報告 Policy Address



目前有13幅合共57公頃沒有植被、荒廢或已平整的「綠化地帶」，適合改作住宅用途，城規程序會陸續展開，預計7幅會於2017年前完成改劃，可供興建約13 500個單位，其餘6幅預計會於其後數年內完成改劃，可供興建約9 500個單位。我要求規劃署加快改劃工作。

規劃署上一輪的工業用地檢討，共釋出60公頃用地作非工業用途，其中16幅合共30公頃適宜改作住宅用途。至今13幅已完成或正進行改劃，若重新發展可提供約14600個單位。規劃署正加快改劃其餘3幅，預計提供約5800個單位，並會在短期內開展新一輪工業用地檢討，增加房屋供應。

致 ： 沙田、大埔及北區規劃處，

本人為大灘村代表李明。

在本年的 3 月 11 月，本人聯同北約鄉事委員會主席及屋頭、高塘、高塘下洋的各名村代表及貴處職員開會討論貴處提出有關上述四條村的"分區計劃大綱草圖編號 S/NE-TT/B" (下稱〈該圖〉)。

本人是完全不會接受貴處在會上解釋如何規劃各項土地用途的說法。在大會上各村的代表亦已對〈該圖〉的規劃發言作出了強烈的反對。

本人在這次會議上得知貴處在考慮擴大本村「鄉村式發展」的範圍時，『地勢崎嶇』是其中的一個重要因素，並且出示了圖片顯示本村的地勢是在地勢較崎嶇的位置。貴處在會上提供的文件第 5.1 段亦有提及考慮很多其它的因素。

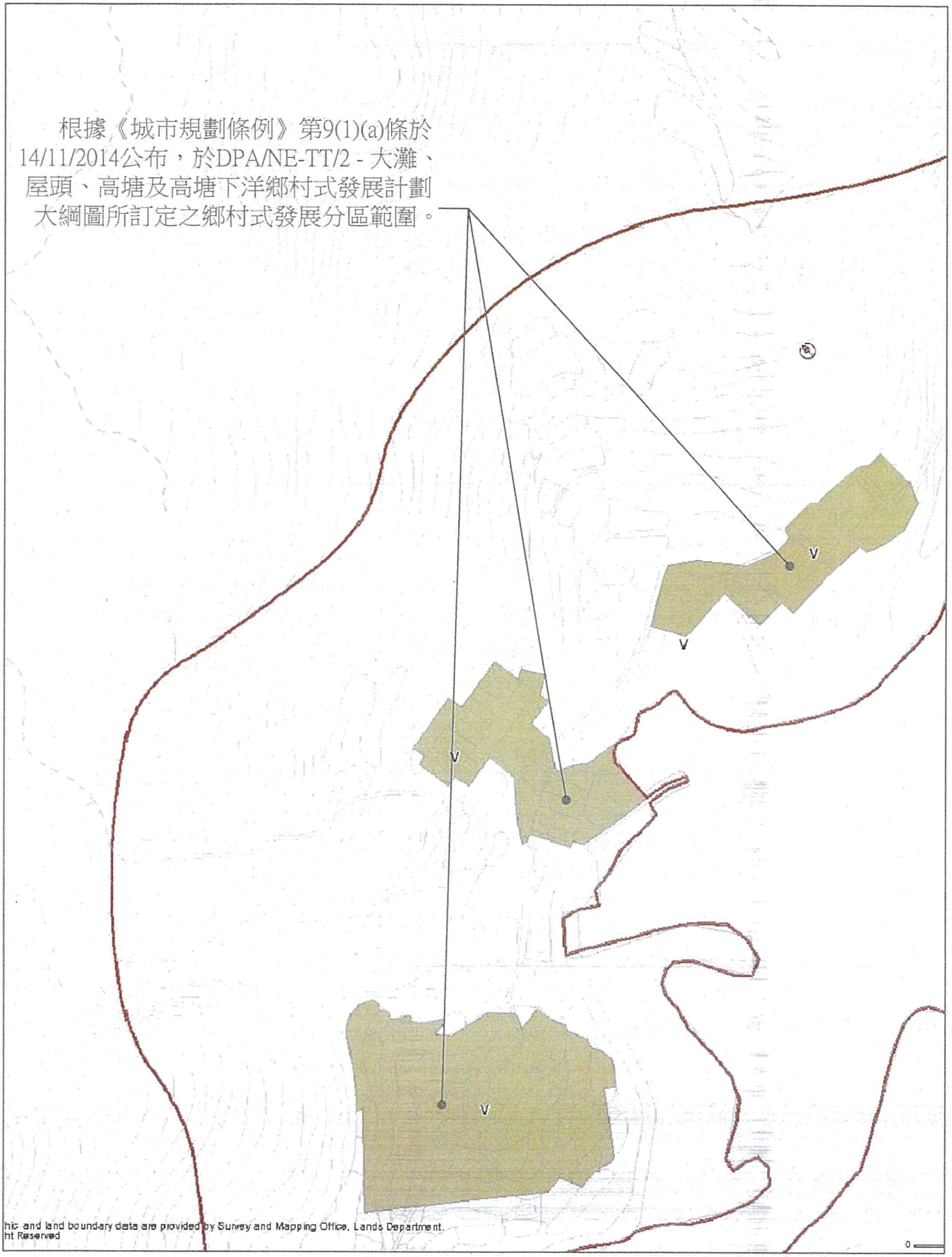
就有關『地勢崎嶇』這點上，本人聯同 30 多位現已向地政申請興建鄉村式小型屋宇的原居民商討後覺得貴處用這一點來拒絕我們申請擴大本村「鄉村式發展」的範圍是不公平及缺乏理據。試問香港島有很多高樓大廈都是起在『地勢崎嶇』的太平山上，為甚麼鄉村式小型屋宇又不能在本村村界內位於『地勢崎嶇』的私人土地上興建。

有鑑於貴處的不公平決定，本村的居民現正就能否在本村村界內位於『地勢崎嶇』的私人土地上興建鄉村式小型屋宇向專業人仕索取意見。在收到意見書後會盡快提交貴處，希望貴處能慎重考慮本村的要求，將本村「鄉村式發展」的範圍擴大。

隨同本信附上一幅地圖是本村村民希望貴處就大灘村未來「鄉村式發展」規劃範圍的意見，希望貴處能依此圖作為最後的規劃。

日期 2016 年 3 月 31 日

李明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hic and land boundary data are provided by Survey and Mapping Office, Lands Department.
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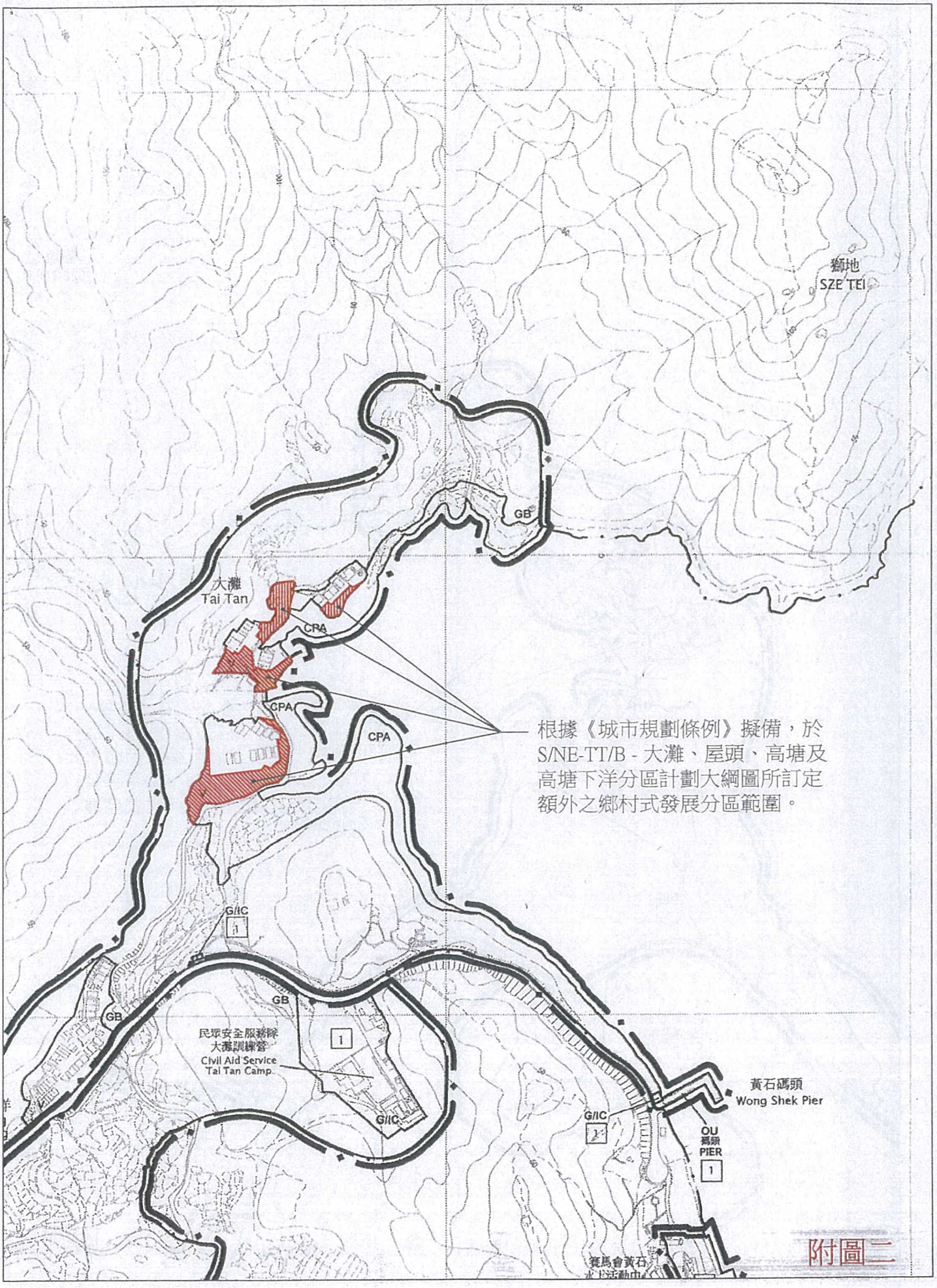
附圖一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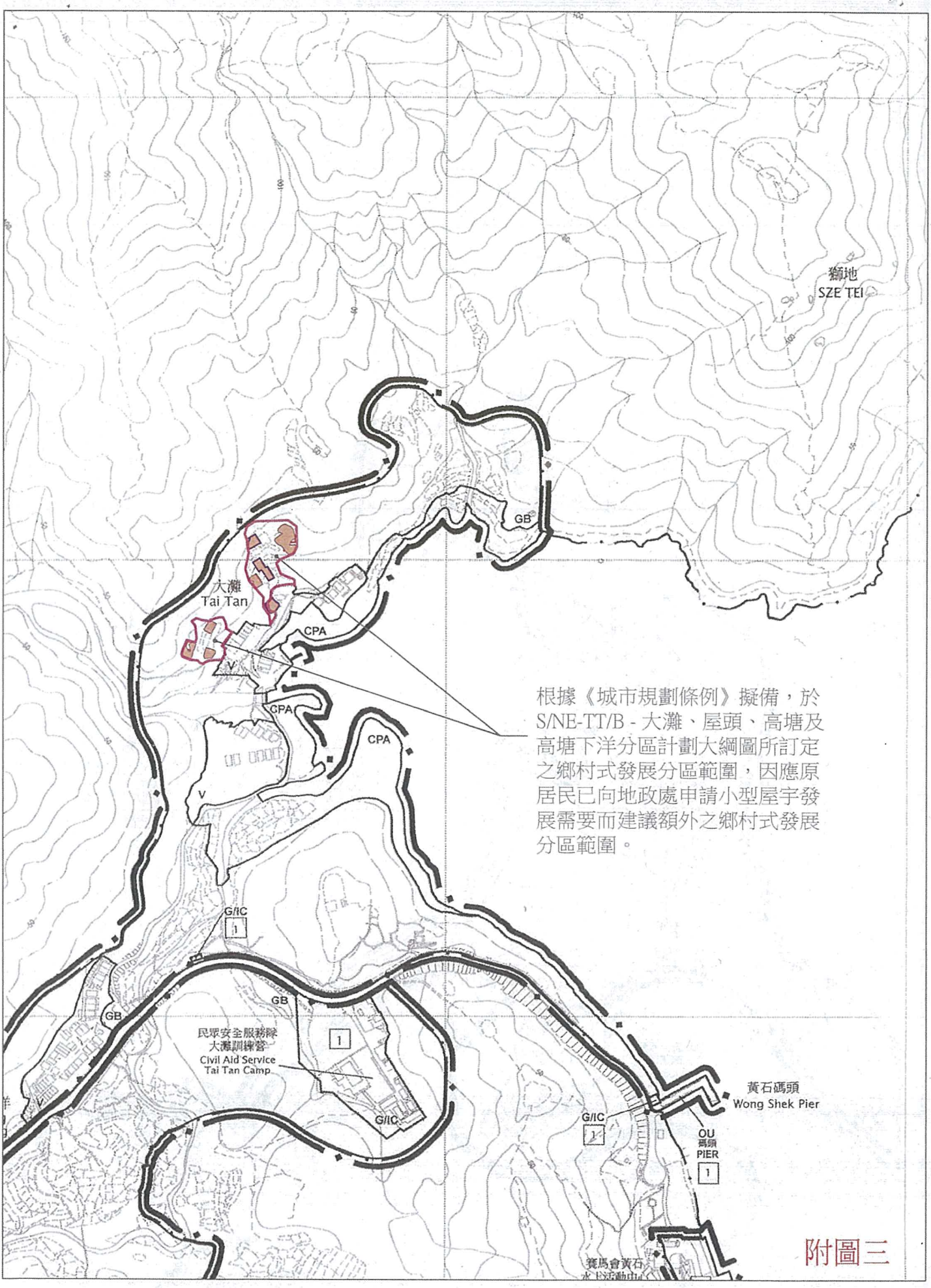
賽馬會黃石
水上活動中心

附圖二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大灘訓練營
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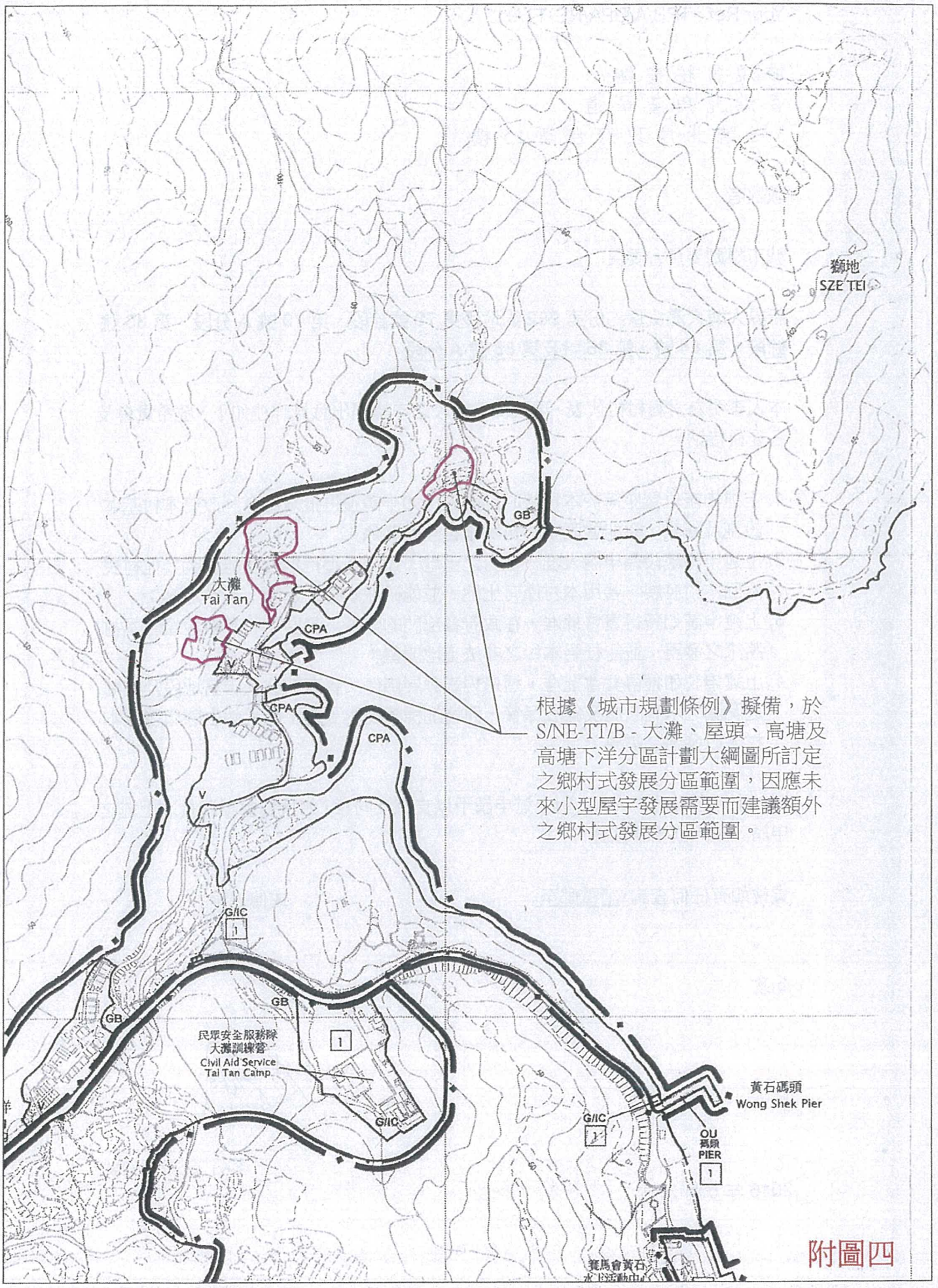
賽馬會黃石
水上活動中心
根據《城市規劃條例》擬備，於S/NE-TT/B - 大灘、屋頭、高塘及高塘下洋分區計劃大綱圖所訂定之鄉村式發展分區範圍，因應原居民已向地政處申請小型屋宇發展需要而建議額外之鄉村式發展分區範圍。

附圖三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民眾安全服務隊
大灘訓練營
Civil Aid Service
Tai Tan Camp
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黃石碼頭
Wong Shek Pier
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碼頭
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賽馬會黃石
根據《城市規劃條例》擬備，於S/NE-TT/B - 大灘、屋頭、高塘及高塘下洋分區計劃大綱圖所訂定之鄉村式發展分區範圍，因應未來小型屋宇發展需要而建議額外之鄉村式發展分區範圍。

附圖四

Your Ref.: TPB/A/DPA/NE-TT/81

城規會秘書處
香港北角渣華道
333號北角政府合署15樓

敬啟者：

城市規劃委員會委員

新界大埔大灘丈量約份第292約地段第78號餘段、第79號A分段、第83號餘段、第84號、第85號及第86號A分段

本人李明為大灘村村代表，現就標示地段之申請提出意見詳述如下，敬希貴會及各委員接納。

1. 上述申請位置座落於本村核心範圍內，如申請獲得批准將有利改善本村基本設施及建設，更能鞏固本村村民鄰舍互助關係；
2. 上述申請地段為申請人唯一擁有之土地，如申請獲得批准將能帶動其他村民返回本村發展，善用本村僅有土地，並能確保本村之延續，不致沒落；
3. 上述申請如獲得貴會批准，在政府各部門的監督下發展，將有效地規管本村將來之發展，並能杜絕本村之非法土地開墾；
4. 上述申請如獲得貴會批准，透過規劃發展條件，將有效改善申請地段及其鄰近範圍之水利設施及斜坡保養，而增加種植樹木更能平衡天然生態環境及本村人口發展之需要。

基於上述各點理據，本人對上述申請予以支持及同意，如獲貴會早日批准上述之申請，本人則不勝感謝。

貴會如有任何查詢，請電郵至 或傳真至 。

此政

李明 (大灘村村代表)

2016年5月3日

城規會秘書處
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333號北角政府合署15樓

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大灘村村代表李明先生已在本年5月3日就上述地段興建新界小型屋宇的申請去信貴委員會表態支持。為表示支持李明村代表及申請興新界小型屋宇的原居民，本村自發收取到下列人仕的簽名支持，希望貴委員會能順應民意，批准興建這批新界小型屋宇，讓原居民能真正得到安居樂業。

姓名	簽署
袁小英	袁小英
李月英	李月英
李禮彬	
李瑞蓮	李瑞蓮
李瑞珍	李瑞珍
李瑞芳	李瑞芳

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姓名	簽署
伍翠好	伍翠好
李達倫	李達倫
李國文	李國文
李 全	李 全
陳 [illegible]	

城 規 會 秘 書 處
香 港 北 角 渣 華 道
333 號 北 角 政 府 合 署 15 樓

敬啟者：

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姓名	簽署
李寶書	[illegible]
譚汝玠	譚汝玠
湛錦生	方國珊
黃耒生	黃耒生
江煌帶	江煌帶
翁煌發	翁煌發

城 規 會 秘 書 處
香 港 北 角 渣 華 道
333 號 北 角 政 府 合 署 15 樓

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姓名	簽署
廖歡真	[signature]
鄭源有	[signature]
黃[illegible]	[signature]
[illegible]	[signature]
SIMON NG	[signature]

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敬啟者：

城市規劃委員會委員

新界大埔大灘丈量約份第292約地段第78號餘段、第79號A分段、第83號餘段、第84號、第85號及第86號A分段

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姓名	簽署
林峰	
林黎少娟	
何偉成	
李子堂	

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333號北角政府合署15樓

敬啟者：

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姓名	簽署
李吉榮	Kat Wing Lee.
李少林	李少林
鴻生	
何庚有	何庚有
何新發	何新發
李國安	

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姓名	簽署
陳天有	陳天有
吳小娟	吳小娟
李添喜	李添喜
蔡曾秀茵	蔡曾秀茵
李世樺	李世樺
傅英信	傅英信

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姓名	簽署
黃灶生	[illegible]
[illegible]	[illegible]
李英發	李英發
李俊	李民
黃立光	黃[illegible]
何英	何英

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姓名	簽署
何偉成	
周艷芬女士	
古美娜	
何向成	何向成
鄭業收	鄭業收
TANG YUK PUI	

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姓名	簽署
鄭春生	Jacky Cheng
李淑英	Shuk Ying Lee
LEE CHU YUNG	LEE CHU YUNG
陳以諾	
林駿賢	
鄧家駒	

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姓名	簽署
張啟果	
黃富喜	黃富喜
陳集妹	陳集妹
曾永光	
陳惠珍	
黃婉華	

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姓名	簽署
黃兆基	
黃文軒	
黃可欣	
陳振宋	
黃富喜	黃富喜
黃沅琦	

城 規 會 秘 書 處
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姓名	簽署
張會	[signature]
何[illegible]群	[signature]
黃浩賢	[signature]
曾湊喬	[signature]
CHING HOI MAN	[signature]

城 規 會 秘 書 處
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姓名	簽署
林奕文	文
徐彥鐘	鐘
庐育昌	昌
李志强	李志
楊俊明	[illegible]
何天明	明

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姓名	簽署
殷宝燦	[illegible]
黃[illegible]	[illegible]
CHAN LAI MEI	[illegible]
葉國威	[illegible]
杜詠基	[illegible]
何[illegible]	[illegible]

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姓名	簽署
NG SUK YEE	

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333號北角政府合署15樓

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姓名	簽署

抄副：江詩雅小姐

Our Ref.: TP/21152/8-3
Your Ref.:

城規會秘書處
香港北角渣華道
333號北角政府合署15樓

敬啟者：

城市規劃委員會委員

新界大埔大灘丈量約份第292約分區規劃大綱圖—鄉村式發展審批地區圖事宜

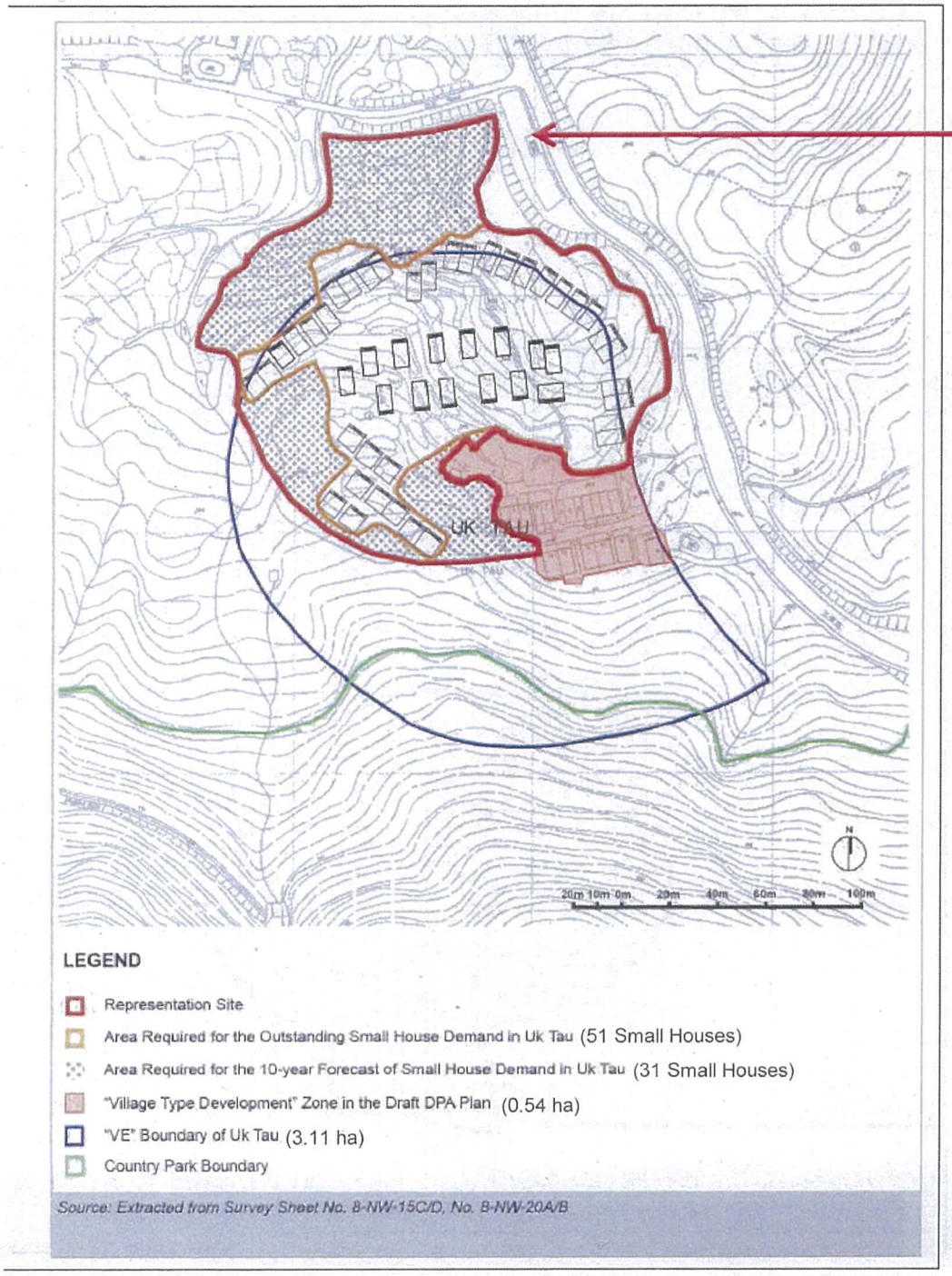
本人李明為大灘村村代表，就標示項目相關事宜，本人連同本村一眾村民早前聯署向貴署於2016年5月30日提交之表達意見信件，現向貴署澄清該信件內容並非只針對單一申請個案，而是對本村整體發展而作出的意見及意願，敬希貴會及各委員接納，如該信件內容對貴署產生任何誤會或不便，懇請貴署接納此澄清並原諒，則本人不勝感謝。

貴會如有任何查詢，請電郵至 或傳真至 。

此政

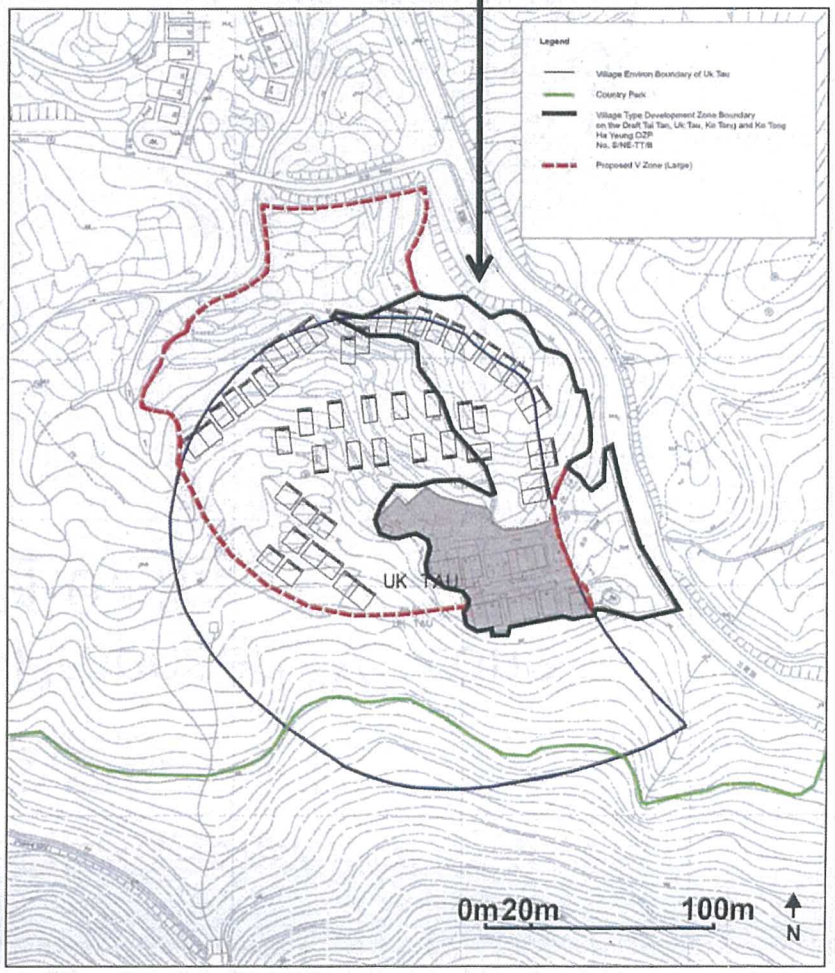
李明（大灘村村代表）

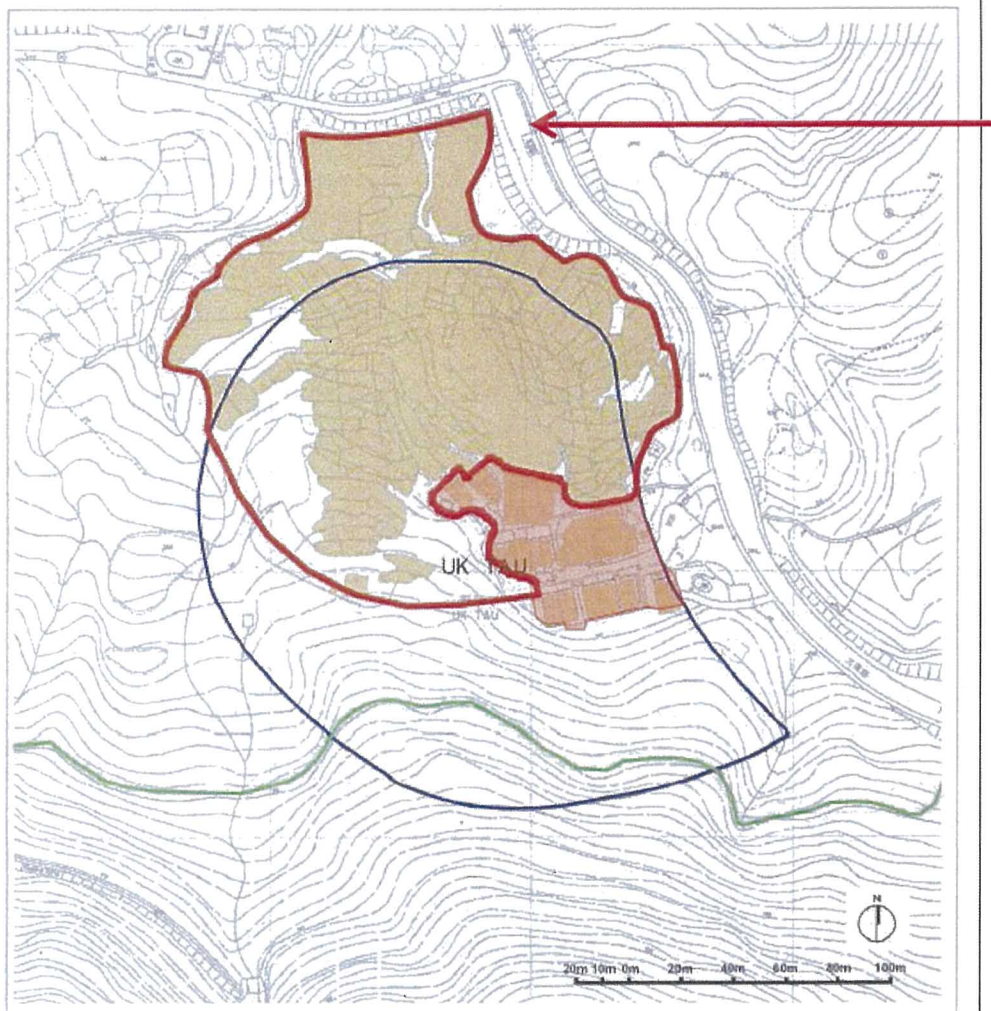
2016年6月1日



Requested "V" Zone = 2.5 ha

Proposed "V" Zone = 1.07 ha





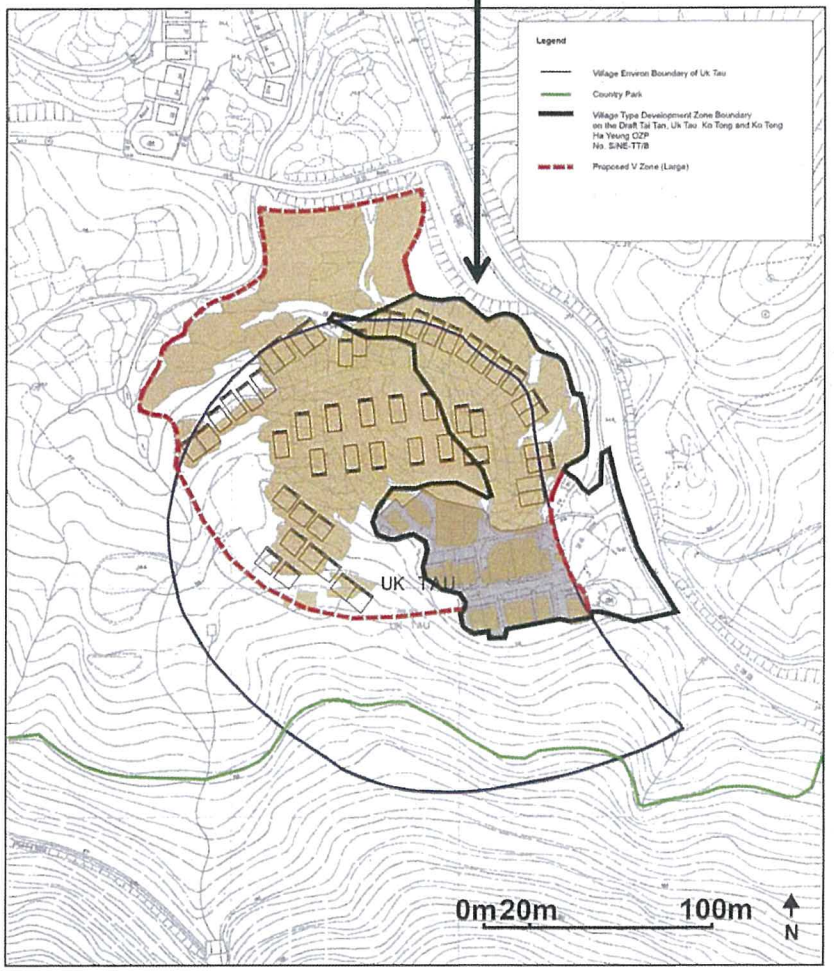
LEGEND

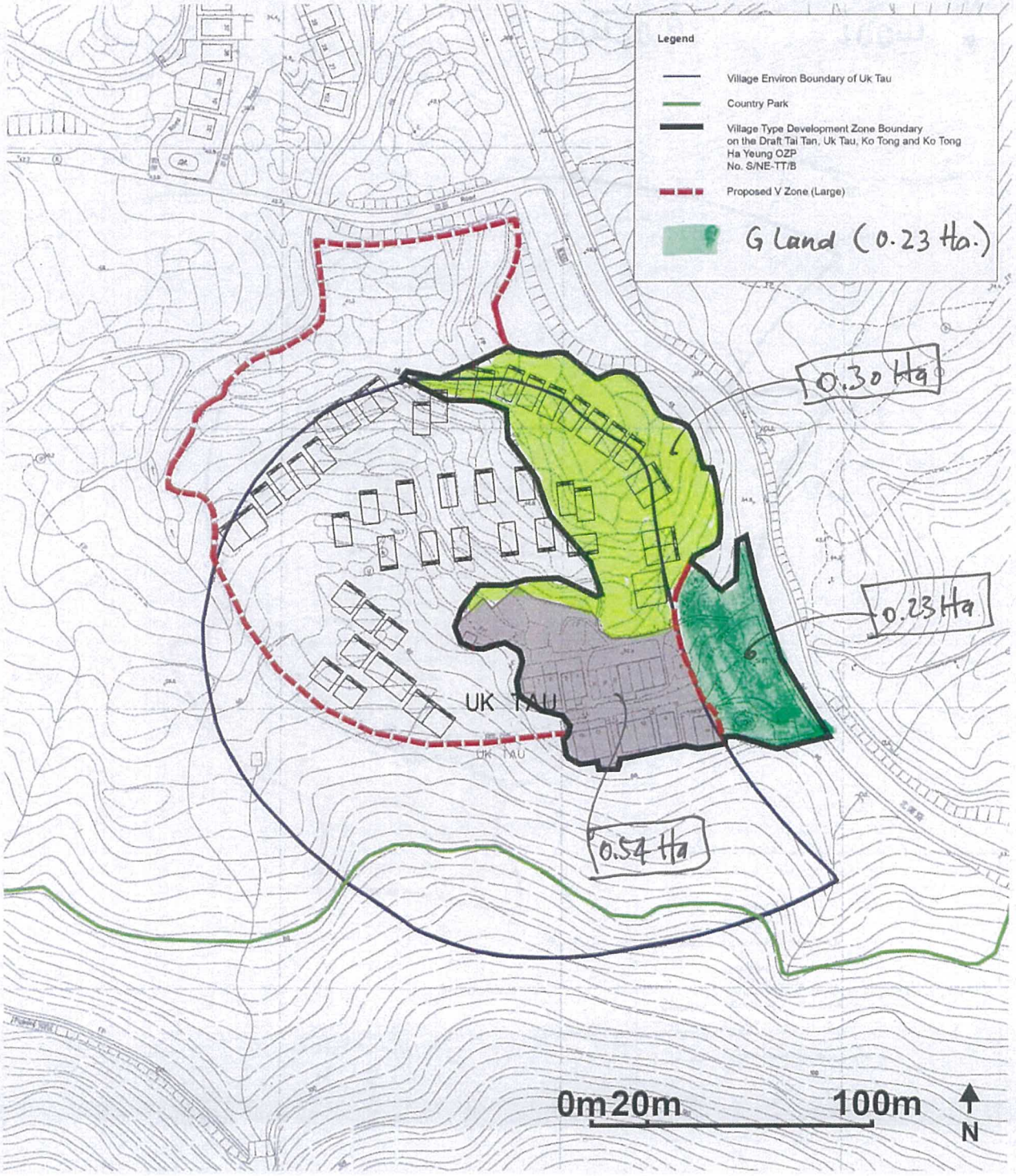
- Representation Site
- "VE" Boundary of Uk Tau (3.11 ha)
- Country Park Boundary
- "Village Type Development" Zone in the Draft DPA Plan (0.54 ha)
- Private Lots

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

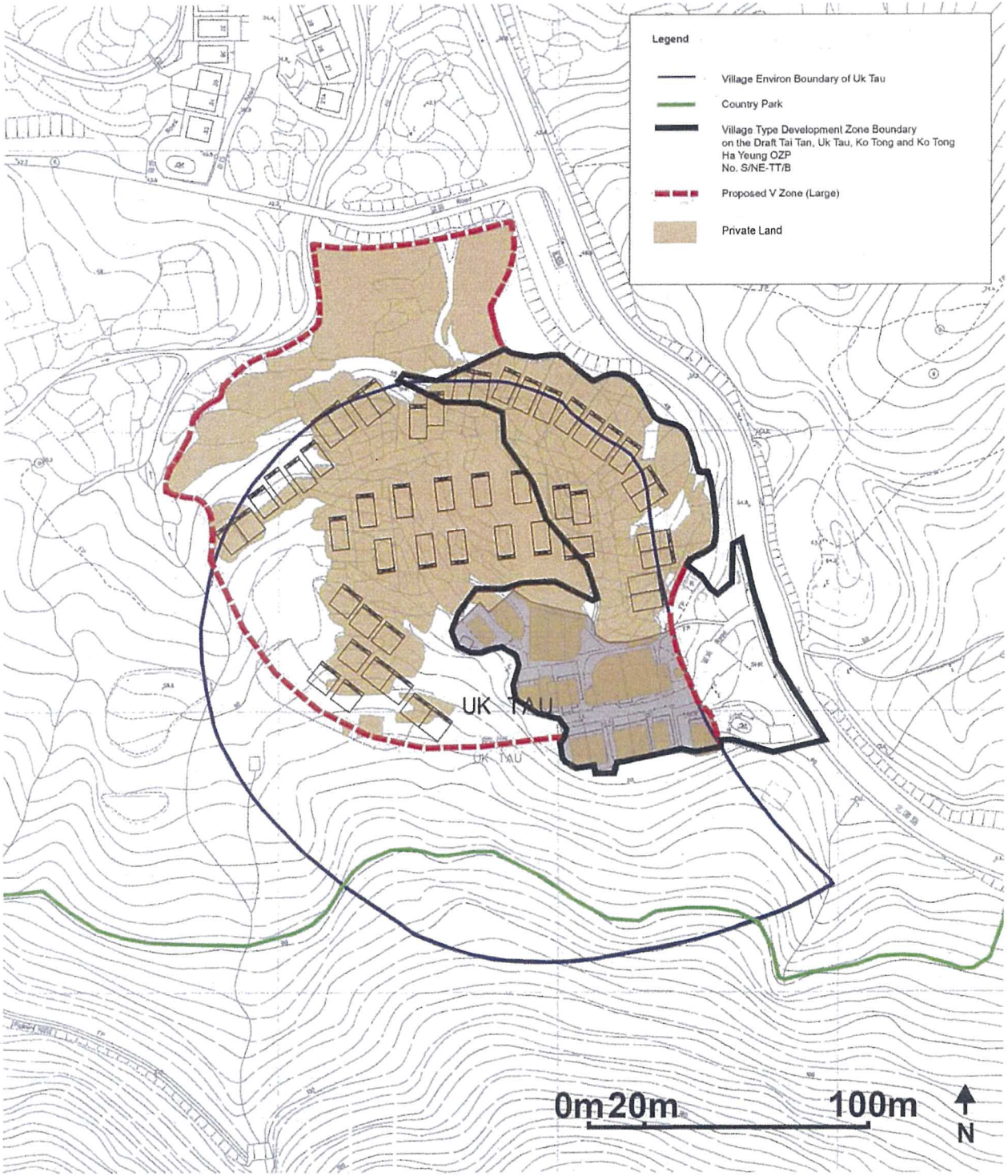
Requested "V" Zone = 2.5 ha

Proposed "V" Zone = 1.07 ha




Legend
Village Environ Boundary of Uk Tau
Country Park
Village Type Development Zone Boundary on the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B
Proposed V Zone (Large)
G Land (0.23 Ha.)
0.30 Ha
0.23 Ha
0.54 Ha
UK TAU
UK TAU
0m 20m 100m
N

VE = 3.11 Ha


Legend
Village Environ Boundary of Uk Tau
Country Park
Village Type Development Zone Boundary on the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B
Proposed V Zone (Large)
Private Land
UK TAU
0m 20m 100m
N

Your ref
Our ref 234344/WSTY/SHL/02761

ARUP

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Hong Kong

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Country Park Enclaves Team
Sha Tin, Tai Po and North District Planning Office
Planning Department
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

(Attn: Ms. Channy, Ching YANG)

13 April 2016

Dear Madam,

Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan No. S/NE-TT/B

We refer to our letter dated 24 March 2016 (ref. 234344/WSTY/SHL/02749) concerning the preliminary consideration of the captioned draft OZP by the Town Planning Board (TPB) on 26 February 2016, and the subsequent meeting between the Planning Department and the affected villagers in mid-March 2016.

On behalf of Mr. Mau Lam CHENG, the Indigenous Inhabitant Representative of Uk Tau, we hereby submit comments to the captioned draft OZP. A copy has been sent to the TPB in the meantime.

We sincerely seek for the consideration of our comments in the course of the preparation of the captioned draft OZP. Should you have any questions, please feel free to contact the undersigned or our Ms. Sze Hong LAU at 3447 6398.

Yours faithfully,

Theresa YEUNG
Director of Planning

Encl. - Comments on the captioned draft OZP
cc - Town Planning Board

Ove Arup & Partners Hong Kong Ltd | Registered in England & Wales
Registered Number: 1359968 | Registered Address: 13 Fitzroy Street London W1T 4BQ

Comments on Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan No. S/NE-TT/B

Comment Statement

Final | 13 April 2016

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 234344

Ove Arup & Partners Hong Kong Ltd
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80 Tat Chee Avenue
Kowloon Tong
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Hong Kong
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ARUP

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2	**Comments on the Draft OZP**	**3**
2.1	The Draft OZP	3
2.2	Comments on the Draft OZP	3

Figure 1: Area Proposed to Cater for Small House Demand at the DPA Plan Representation Period
Figure 2: "V" Zone in the Draft OZP
Figure 3: Proposed Amendment on the "V" Zone

1 Introduction

1.1.1.1 This Statement is submitted on behalf of Mr. CHENG Mau Lam, the Indigenous Inhabitant Representative of Uk Tau, in respect of the **Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan (OZP) No. S/NE-TT/B** which was preliminarily considered by the Town Planning Board (TPB) on 26 February 2016 and was a subject matter of a subsequent meeting between the Planning Department and the affected villagers in mid-March 2016.

1.1.1.2 On 8 November 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. A representation was submitted on 8 January 2014 on behalf of Mr. CHENG Mau Lam (Representation No. R3) with the following key matters:

- Since 2005, Small House applications in the village of Uk Tau have been submitted to the District Lands Office, Tai Po, Lands Department. Process of the applications has taken place since then, and was put to a halt upon the birth of the Draft DPA Plan.
- The Draft DPA Plan No. DPA/NE-TT/1 covered only the existing cluster in the village of Uk Tau and approved Small House applications, without catering for the demand of the outstanding Small Houses under application since 2005.
- The Draft DPA Plan neither catered for the 10-year forecast demand of Small House in the village of Uk Tau.
- Thus, the Draft DPA Plan and the Notes of the Plan were objected. It was proposed that the designated "V" zone should be able to accommodate both the outstanding Small House demand and the 10-year forecast of Small House demand for the Village of Uk Tau.
- It was proposed that the "Village Type Development" ("V") zone should be expanded to cover the area to the west and north of the existing village (**Figure 1**).

1.1.1.3 During its meeting on 1 August 2014, the TPB decided not to propose any amendment to the draft DPA Plan to meet the representations. According to the meeting minutes, the TPB however expressed the view that "*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*".[1]

1.1.1.4 The Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA Plan No. DPA/NE-TT/1 was approved by the Chief Executive in Council (CE in C) on 4 November 2014 and was subsequently renumbered as **DPA/NE-TT/2**.

1.1.1.5 On 26 February 2016, the **Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B** was preliminarily considered by the TPB. A subsequent meeting between the Planning Department and the affected villagers was also held in mid-March 2016. In relation to the above, comments to the draft OZP is provided in this Statement and detailed in the next chapter.

[1] Minutes of 1064th Meeting of the Town Planning Board held on 1.8.2014, Agenda Item 3, Consideration of Representations and Comments to the Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Development Permission Area Plan No. DPA/NE-TT/1 (TPB Paper No. 9698), p.50.

2 Comments on the Draft OZP

2.1 The Draft OZP

2.1.1.1 The **Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/B** has delineated 1.07 ha of "V" zone in Uk Tau. The existing village cluster occupies about 0.54 ha and 0.53 ha of land would be available for new Small Houses, i.e. about 21 new Small Houses.

2.1.1.2 According to the Small House Demand Figure in 2016 prepared by the Planning Department, there are a total of 45 Small Houses in outstanding demand and another 45 Small Houses in 10-year forecast (2015-2024) in Uk Tau.[2] These give a total of 90 Small Houses demand, requiring a total of 2.25 ha of land. Since the "V" zone in the draft OZP could only provide 0.53 ha of newly available land and accommodate 21 nos. of Small Houses (i.e. 23.3% of the total demand), there is a shortfall of 1.72 ha of land in order to accommodate the unsatisfied Small House demand.

2.2 Comments on the Draft OZP

2.2.1.1 **The "V" Zone on the Draft OZP has not catered for the outstanding Small House Demand in Uk Tau**: In the "V" zone in the draft OZP, only 0.53 ha new land is available which enables about 21 nos. of Small House. This could not even accommodate the 45 nos. of outstanding Small House demand, which has been applied for over 10 years since 2005.

2.2.1.2 **The "V" Zone on the Draft OZP has not catered for the 10-year forecast Small House Demand in Uk Tau:** Similarly as above, the boundary of the "V" zone could neither catered for the 45 nos. of 10-year Small House demand forecast of Uk Tau. Considering both outstanding demand and 10-year forecast demand, only 23.3% of the total demand could be met. A total of 2.25 ha new land in the "V" zone in the draft OZP should be provided to meet with the outstanding demand and 10-year forecast, which are to be duly addressed as per

[2] Town Planning Board 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, p.8, Table 1 'Small House Demand for the Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Area in 2013 and 2016'.

TPB's view expressed in its meeting on 1 August 2014 regarding the DPA Plan.

2.2.1.3 **'Village Environ' should be respected and observed for Small House development:** The whole 'Village Environ' ('VE') of Uk Tau has an area of 3.11 ha, whereas the majority area of 2.82 ha falls within the boundary of the draft OZP. Another 0.29 ha of area is a part of the Sai Kung West Country Park and is excluded from the boundary of the draft OZP. It is also note that the boundary of "V" zone in the draft OZP does not tally with the boundary of 'VE' in Uk Tau (**Figure 2**).

2.2.1.4 According to para. (II)(b) of "The New Territories Small House Policy - How To Apply For a Small House Grant" (the Small House Policy) published by the Lands Department in 2001, "'Environs of a recognised village' in general refers to a 300 ft. distance surrounding a recognised village where Small House applications are considered." The area of land available for new Small House in the "V" zone in the draft OZP represents only 17% of the 'VE' area of Uk Tau and could only meet 23.3% of the total Small House demand (a total of 90 Small Houses including 45 in outstanding demand and another 45 in 10-year forecast), which is far below the expectation and actual demand of the local villagers. A total of 2.25 ha new land should be designated as "V" zone.

2.2.1.5 **Private land should be capitalised for Small House development**: In accordance with the New Territories Small House Policy, a Small House applicant should apply for a Building Licence for construction of a Small House on private land within his 'VE' as far as possible.

2.2.1.6 Out of the 0.53 ha new land in the "V" zone in the draft OZP, about 0.3 ha is private land and about 0.23 ha is Government land (**Figure 2**). Since the application for building of a Small House on Government land is subject to further site selection and approval by the authority and is less straightforward than application on private land, it is doubtful whether the 0.23 ha of Government land could be fully utilized for the construction of Small House.

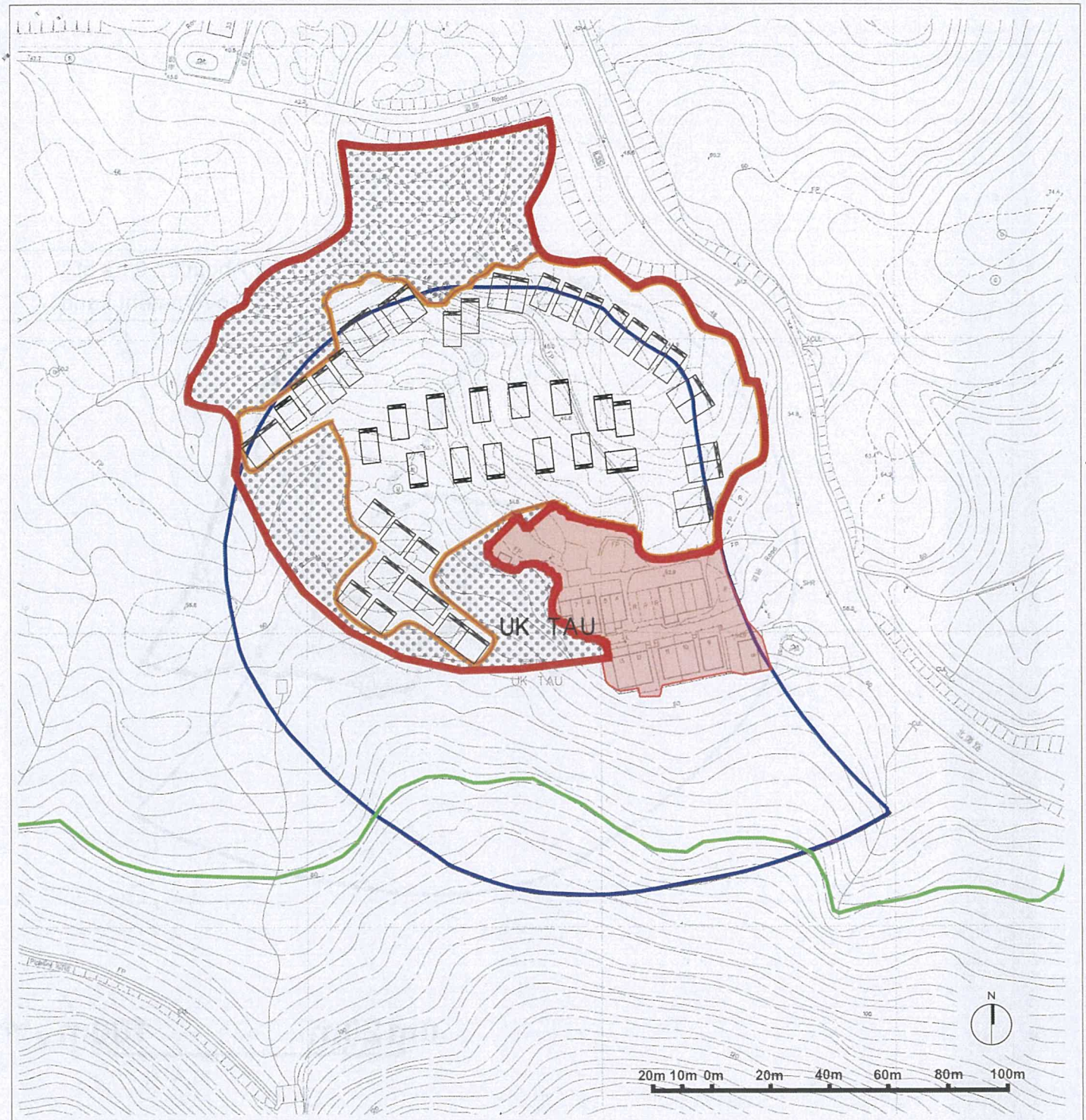
2.2.1.7 In addition, the 0.23 ha of Government land in the "V" zone in the draft OZP is outside of the 'VE' of Uk Tau (**Figure 2**). It is one of the eligibility criteria for Small House application that the site applied for is within the "V" zone and the 'VE' or the village extension area of a recognized village. Although the New Territories Small House Policy states that consideration may be given to applications for sites within a

"V" zone outside of the 'VE', the degree of certainty for successful application is bleak for the local villagers.

2.2.1.8 In view of these, it is only relatively assuring that the 0.3 ha private land (i.e. 12 Small Houses) could be used for Small House development, instead of the 0.53 ha of new land in the "V" zone in the draft OZP as claimed (i.e. 21 Small houses). This represents an even lower provision of land to cater for Small House demand, i.e. only 13% of the total demand (a total of 90 Small Houses including 45 in outstanding demand and another 45 in 10-year forecast).

2.2.1.9 **Appropriate area of land with suitable site conditions should be designated as "V" zone**: The "V" zone in the draft OZP concentrates on areas to the north and east of the existing village. There is, however, not much justification for this designation. In fact, the area to the west and further north of the existing village is found with more suitable site conditions for village development – there is private land, within and/or adjoining to designated 'VE', not encroaching on any Country Park, and not ecologically sensitive (**Figure 3**). All of these contribute to suitable area for village development.

2.2.1.10 During the representation hearing of the draft DPA Plan on 1 August 2014, it was stated that various factors including the outstanding Small House applications and 10-year forecast demand should be taken into account in the formulation of the "V" zone in the OZP. Thus, it is advocated that a total of 2.25 ha of new land, instead of 0.53 ha, should be provided in the "V" zone of the OZP to accommodate the outstanding Small House demand (45 nos.) as well as the outstanding demand (45 nos.). Together with the existing village cluster of 0.54 ha, this represents a total of 2.79 ha, which should be the total area of the "V" zone in the draft OZP. **Figure 3** gives an indicative delineation of the proposed 2.79 ha "V" zone (including 2.25 ha for Small House demand and 0.54 ha for existing village cluster).



LEGEND

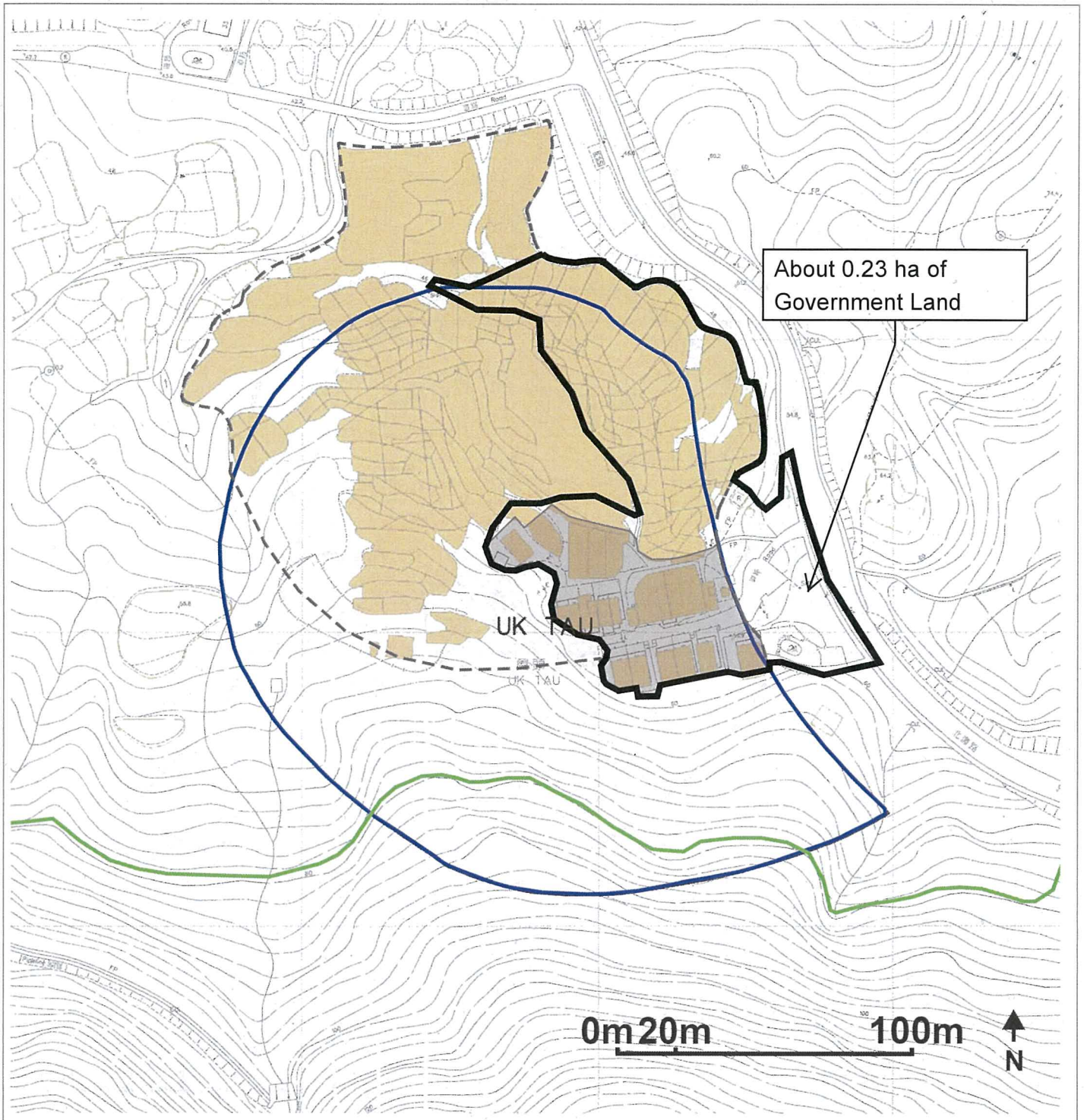
- Area Proposed to Cater for Small House Demand
- Area Required for the Outstanding Small House Demand in Uk Tau
- Area Required for the 10-year Forecast of Small House Demand in Uk Tau
- "Village Type Development" Zone in the Draft DPA Plan
- "VE" Boundary of Uk Tau
- Country Park Boundary

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

ARUP

Comments on Draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan No. S/NE-TT/B

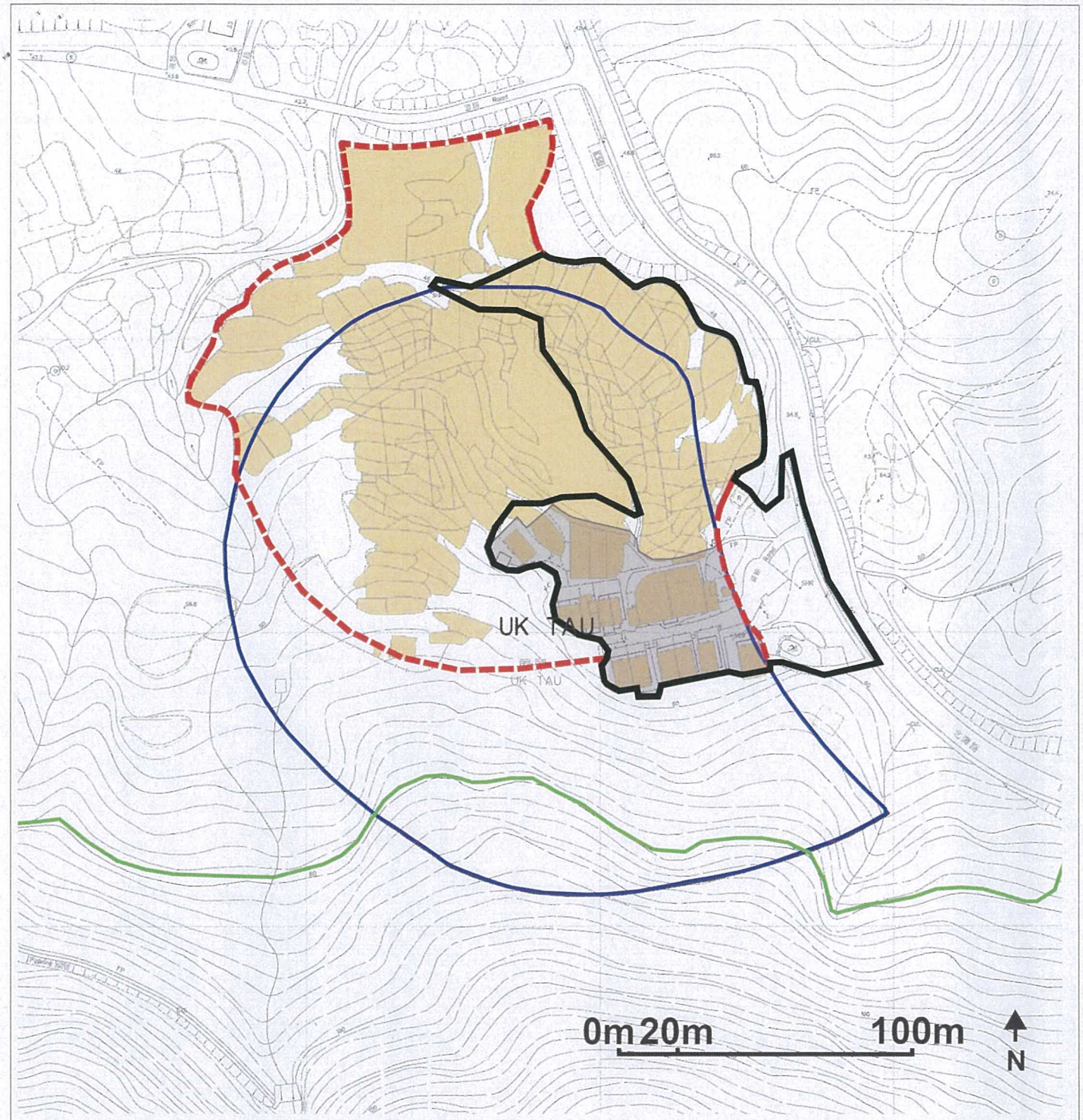
Figure Title	Scale	Date	Figure No.
Area Proposed to Cater for Small House Demand at the DPA Plan Representation Period	As shown	April 2016	1



LEGEND

- "V" Zone in the Draft OZP
- "VE" Boundary of Uk Tau
- Country Park Boundary
- "V" Zone in the Draft DPA Plan
- Private Lots

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



LEGEND

- Proposed Amendment on the "V" Zone
- "V" Zone in the Draft OZP
- "VE" Boundary of Uk Tau
- Country Park Boundary
- "V" Zone in the Draft DPA Plan
- Private Lots

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

致：楊倩小姐 - 規劃署

高塘村居民對規劃署在 **26-2-2016** 提出之 **S/NE-TT/B** 之 **Outline Zoning Plan** 建議極為不接受，敬請規劃署收回草案所定立之鄉村式發展及綠化用地規劃！

現時，規劃署只有 **0.79** 公頃鄉村式發展土地給下洋村村民申請，數量遠遠低於預期申請數量，同時部分土地為道路、山坡地及短期租約，不適合申請使用。而未來十年至 **2024** 年，預期合資格鄉村小型屋宇申請高塘村原居民數目為 **193** 人，以上數字是真實無誤，所以請規劃暑提高鄉村式發展（**Village Type Development**）用地面積 - 「橙色部份」。我們同意近河流及水溪應留有一定距離作綠化土地用途 （**Green Belt**）- 「黃色部份」，建議面積見附圖 **1**。

我們亦同意安排環境評估報告、土力斜坡評估、園林設計及樹林移植及種植設計給予各有關部門。現希望貴署同意建議後，在提交城規會前，我們會資詢專業人士意見並將有關報告交給貴署及其他部門考慮。

同時應村內居民要求，建議部分土地規劃為農業用地（**Agricultural** ）- 「綠色部份」，請見附圖 **1**。自從去年中開始，本村部分土地已經開始進行樹木種類評估。

自從去年中開始，本村部分土地已經開始進行樹木種類評估。現有 **Lot199**、**201**、**202** 及 **204** 之第一期樹木評估報告書內提及本這幅土地內並沒有珍貴樹種，現交給規劃暑參考，請件附件 **2**。樹木評估需時及有時間表安排，日後當有更多評估文件完成，將馬上交給貴署參閱及考慮，我們建議把北面土地規劃成鄉村式發展用地，請見附圖 **1**。

另外，高塘村村口私人土地如 **Lot365**、**366**、**363**、**367**、**368**、**369** 及 **370** 是本村原居民預留給政府緊急車輛在緊急情況可進入村內進行行救援工作。本人在 **2015** 年 **10** 月份會議上也表示因以上原因建議不要將上述土地規劃成鄉村式發展用途並提議將村後北面一小片私人農地擴展規劃成鄉村式發展用地！（見附圖 **1**）

試問如把現有緊急車輛通道改為鄉村式發展用地，緊急車輛如何通過呢？緊急通道不可沒有，請從新規劃！

同時，斜坡不合適作為建屋申請位置鄉村發展一案，現有期他區在申請鄉村小型屋宇時，都個別聘請專業土力工程師及土地測量師，作申請土地合適評估，我們認為應同樣安排專業土力工程師及土地測量師在每間申請時進行評估及提交報

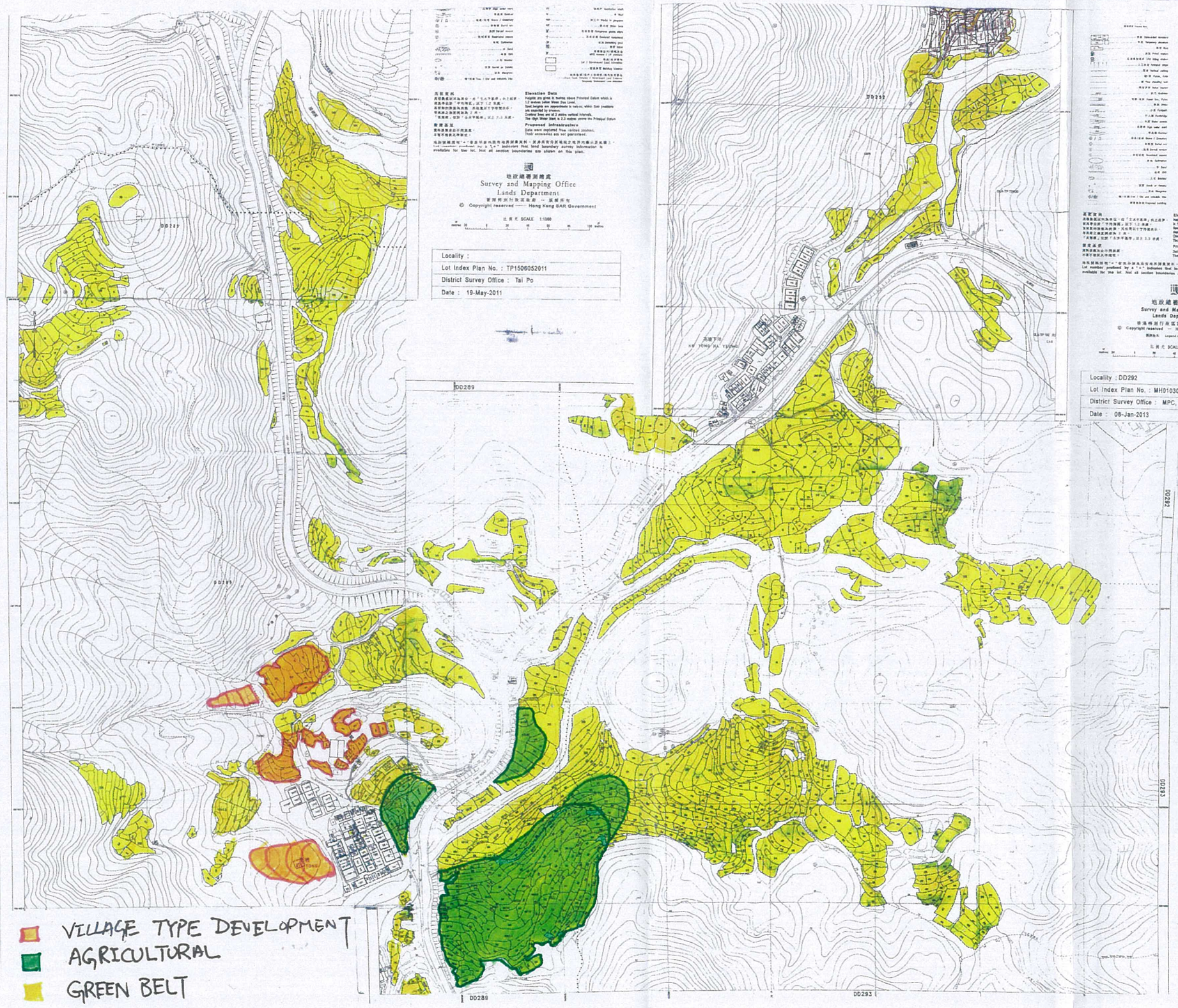
告，再作定案。

希望規劃署能聆聽及接受我們之建議，期待、順頌、安康！

高塘村代表 - 黃來生

日期：30-03-2016

附圖 1.


DD289
DD292
DD293
VILLAGE TYPE DEVELOPMENT
AGRICULTURAL
GREEN BELT

高塘村規劃建議

附件2. (高塘)

Tree Survey Report in DD289 Lot 199, 201, 202, 204, Sai Kung, New Territories

Prepared by: Lo Wai Kit

ISA CA no. HK-546A

Signature: Alex

Date: 20 May 2015

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1. Tree survey Methodology

1.1 Definition of tree

According to Lands Department's Practice Note Issue No. 7/2007, all existing trees with its trunk diameter measures 95mm or more at height of 1.3 above ground level were identified.

1.2 Individual Tree Survey

The following information and photo of each surveyed tree shall be recorded in Appendix A, B and C.

- Species
- Overall height
- Average crown spread
- Trunk diameter (D.B.H.)
- Health condition

1.3 Tree Assessment schedule

Tree Assessment schedule recorded the information and photo of the surveyed trees which is provide in Appendix A. Surveyed trees shall be checked to confirm whether the trees are:

- Included in the Register of 'Old and Valuable Trees' promulgated under Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004,
- 'Potential Old and Valuable Tree' in accordance with the criteria as set out in Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004,
- Tree species included in the latest edition of the publication: Rare and Precious Plants of Hong Kong, issued by Agriculture Fisheries and Conservation Department,
- Potentially hazardous,

2 Terms used in the Tree Assessment Schedule

2.1 Tree No.

To easy identification and locating the surveyed tree, a tree no., stating from T001 and run in an ascending order, was assigned to each surveyed.

2.2 Species

Botanical names and Chinese names of the surveyed tree

2.3 Overall height

The height of tree measured from the ground level to the top of the tree.

2.4 Average spread

The diameter of the average spread of the canopy

2.5 Trunk diameter (D.B.H.)

The DBH refer to the trunk diameter of the tree at the breast height, which is 1.3m above ground in this study. The methods and standards of measuring DBH in this study followed the guideline issued by AFCD.

2.6 Health condition

Estimation according to the foliage, exposed roots, branches and trunks.

Very good (VG)	=	Trees of attractive form, large size and in very good health
Good (G)	=	Trees of good form, moderate to large size and in good health
Fair (F)	=	Trees of reasonable form, with few or no visible defects or health problems
Poor (P)	=	Trees of poor form, damaged or suffering from decay, dying back

2.7 Remark

Supplementary information observed on site or having the special condition listed in Section 1.3.

3 Tree survey finding

3.1 General description of exiting tree

Tree survey was conducted on 20 May 2015. There are 86 existing trees. The trees have the height ranged from 3m to 10m, spread ranged from 1m to 5m and DBH ranged from 100mm to 450mm.

There are 22 species identified in the survey. They are common species in the woodland in Hong Kong. The most abundant species is *Schefflera heptaphylla* (33 nos). The *Viburnum odoratissimum* (13 nos) is the second abundant species. The overall health condition and form are Fair and there are 7 dead trees recorded. No 'Old and Valuable Tree' (OVT), 'Potential Old and Valuable Tree' (POVT) or the special condition listed in the section 1.3 are identified in the survey. Conditions listed in section 1.3 or specify recommendations are indicted in the "Remark" column of the Tree Assessment schedule.

3.2 Tree survey detail

Botanical name	Chinese name	Quantity
Acacia confusa	台灣相思	1
Acronychia pedunculata	山油柑	2
Antidesma bunius	五月茶	3
Aporusa dioica	銀柴	5
Bridelia tomentosa	土蜜樹	1
Casearia glomerata	嘉賜樹	1
Cinnamomum camphora	樟	3
Cratoxylum cochinchinense	黃牛木	1
Ficus hispida	對葉榕	1
Machilus breviflora	短序潤楠	1
Machilus thunbergii	紅楠	1
Mallotus paniculatus	白楸	4
Meliosma rigida	筆羅子	1
Osmanthus matsumuranus	牛矢果	1
Rhus succedanea	木蠟樹	1
Schefflera heptaphylla	鵝掌柴	33
Schima superba	木荷	1
Sterculia lanceolata	假蘋婆	1
Syzygium hancei	韓氏蒲桃	1
Syzygium levinei	山蒲桃	2
Viburnum odoratissimum	珊瑚樹	13

Vitex quinata	山牡荊	1
Dead Tree	死樹	7
Total No. of Tree Surveyed		86

4 Recommendation on tree treatment

4.1 Criteria for recommendation

The main criteria for recommending tree treatment are listed in the following section.

4.1.1 Target

Targets are the property, people or activities associated with the area that could be affected by the tree failure (target zone). A tree cannot be a hazard without the presence of a target

4.1.2 Frequency of use of location

Frequency of use	Example
Constant use	Presence of a house next to a tree is "constant use" as the house is static and a pavement along Nathan Road with very busy pedestrian and vehicular flow is under "constant use".
Frequency use	A park with regular visitors
Intermittent use	A recreational cycling path used intermittently
Occasional use	Maintenance path with restricted access and limited to use by the maintenance party

4.1.3 Failure potential

Failure potential is the likelihood of failure of the defective parts

Rating	Definition
1 - Low	Defects are minor
2 - Medium	Defects are present and obvious;
3 - High	Defects are significant; defective parts could fail under normal weather condition.
4 - Severe	The defective parts have started or most likely to fail soon even without external loading or factor.

4.1.4 Size of parts

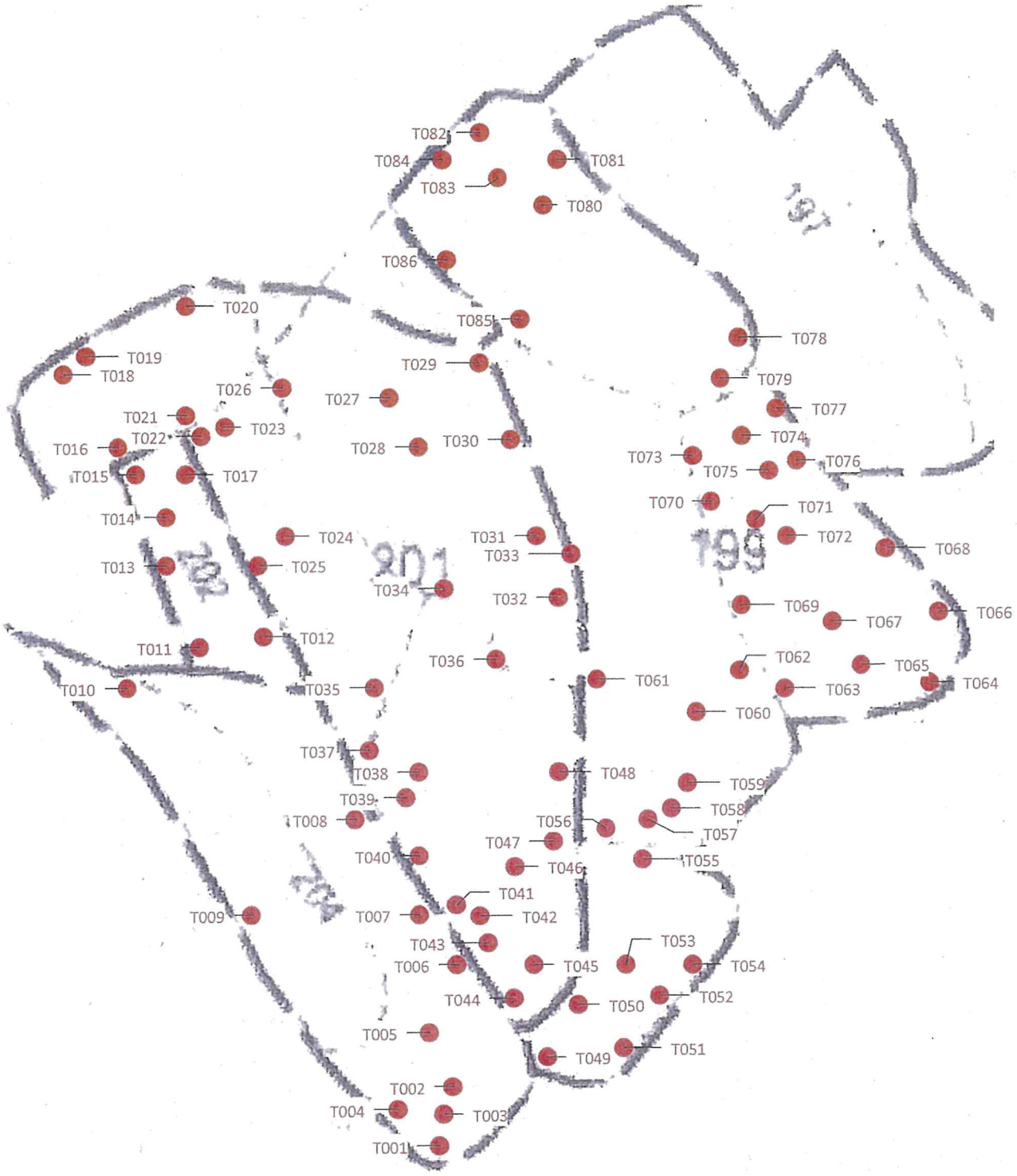
Size of parts rated according to the diameter of the part most likely to fail.

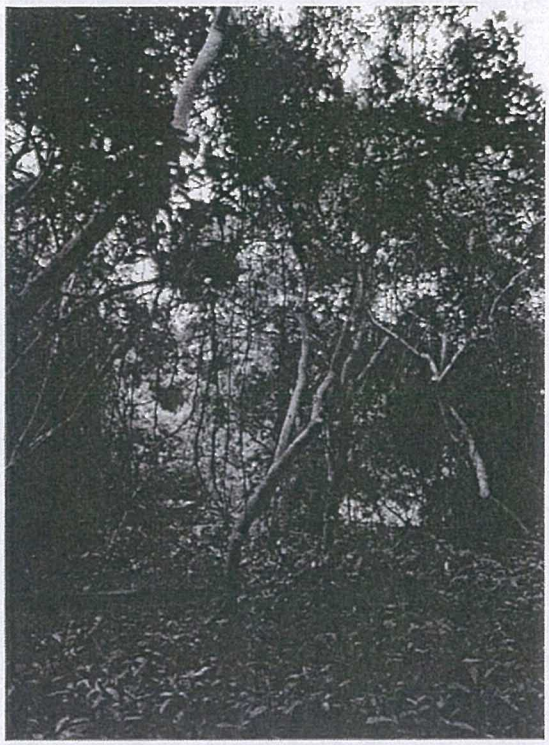
Rating	Diameter of the parts
1	<=150mm
2	151mm - 450mm
3	451mm – 750mm
4	>750mm

4.2 Recommendation on tree treatment

The health condition of the majority is fair. There is no target within the surveyed area. The overall risk is low. Species found in this site are common species which no additional protection and mitigation is needed. As the survey area is a woodland without target, no action is needed to remove the 7 dead trees in this stage.

Tree Survey Report in DD289 Lot 199, 201, 202, 204 – Tree plan

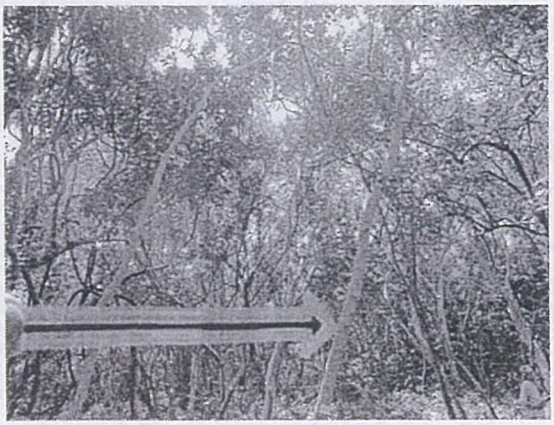




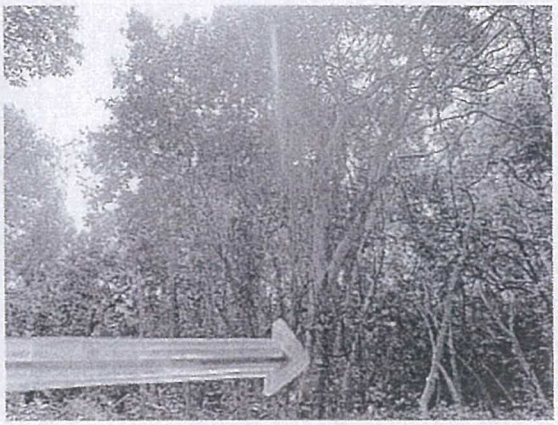
T005 *Schefflera heptaphylla* 鵝掌柴



T006 *Schefflera heptaphylla* 鵝掌柴



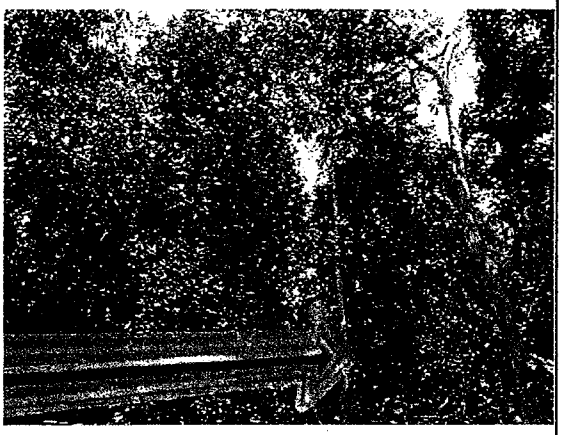
T007 *Schefflera heptaphylla* 鵝掌柴



T008 *Schefflera heptaphylla* 鵝掌柴



T009 *Aporusa dioica* 銀柴



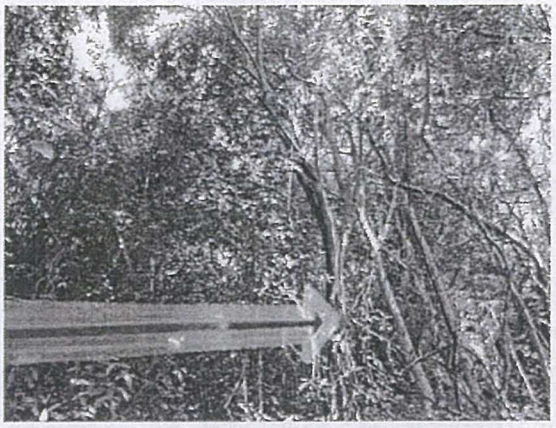
T010 *Casearia glomerata* 嘉賜樹



T011 *Mallotus paniculatus* 白楸



T012 *Mallotus paniculatus* 白楸



T013 *Viburnum odoratissimum* 珊瑚樹



T014 *Schefflera heptaphylla* 鵝掌柴



T015 *Schefflera heptaphylla* 鵝掌柴



T016 *Antidesma bunius* 五月茶



T017 *Dead Tree* 死樹



T018 *Rhus succedanea* 木蠟樹



T019 *Schefflera heptaphylla* 鵝掌柴



T020 *Aporusa dioica* 銀柴



T021 *Syzygium hancei* 韓氏蒲桃



T022 *Dead Tree* 死樹



T023 *Acacia confusa* 台灣相思



T024 *Schefflera heptaphylla* 鵝掌柴



T025 *Syzygium levinei* 山蒲桃



T026 *Schefflera heptaphylla* 鵝掌柴



T027 *Viburnum odoratissimum* 珊瑚樹



T028 *Schefflera heptaphylla* 鵝掌柴



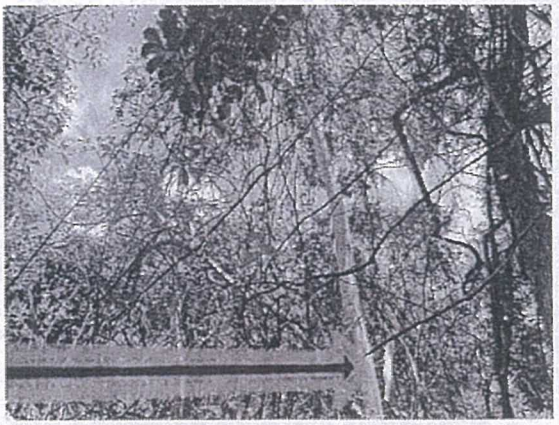
T029 *Meliosma rigida* 筆羅子



T030 *Schefflera heptaphylla* 鵝掌柴



T031 *Schefflera heptaphylla* 鵝掌柴



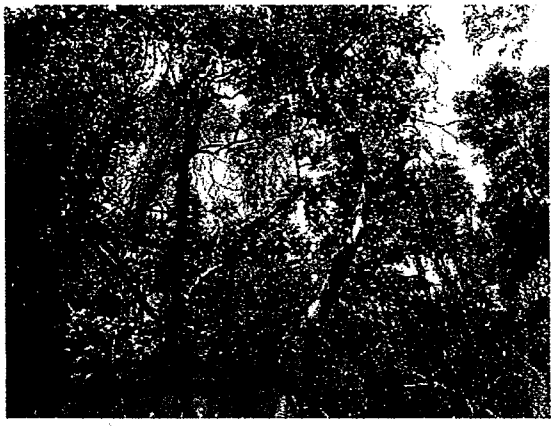
T032 *Schefflera heptaphylla* 鵝掌柴



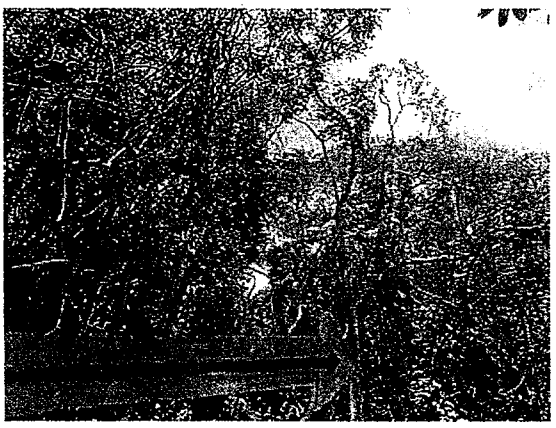
T033 *Ficus hispida* 對葉榕



T034 *Schefflera heptaphylla* 鵝掌柴



T035 *Mallotus paniculatus* 白楸



T036 *Schefflera heptaphylla* 鵝掌柴



T037 *Schefflera heptaphylla* 鵝掌柴



T038 *Schefflera heptaphylla* 鵝掌柴



T039 *Antidesma bunius* 五月茶



T040 *Schefflera heptaphylla* 鵝掌柴



T041 *Antidesma bunius* 五月茶



T042 *Syzygium levinei* 山蒲桃



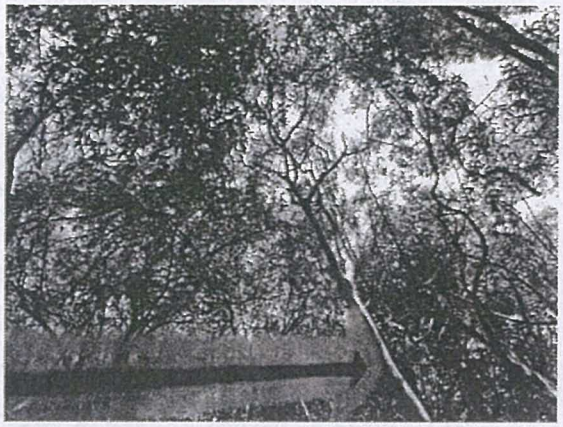
T043 *Schefflera heptaphylla* 鵝掌柴



T044 *Schefflera heptaphylla* 鵝掌柴



T045 *Schefflera heptaphylla* 鵝掌柴



T046 *Schefflera heptaphylla* 鵝掌柴



T047 *Dead Tree* 死樹



T048 *Sterculia lanceolata* 假蘋婆



T049 *Dead Tree* 死樹



T050 *Schefflera heptaphylla* 鵝掌柴



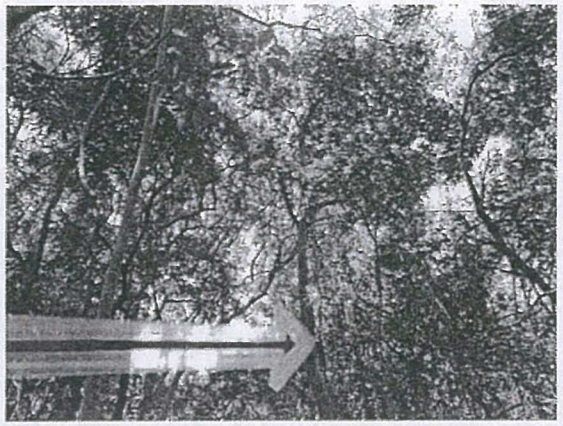
T051 *Dead Tree* 死樹



T052 *Schefflera heptaphylla* 鵝掌柴



T053 *Mallotus paniculatus* 白楸



T054 *Schefflera heptaphylla* 鵝掌柴



T055 *Aporusa dioica* 銀柴



T056 *Viburnum odoratissimum* 珊瑚樹



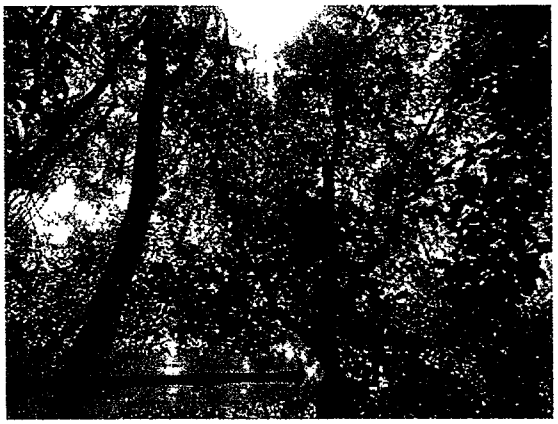
T057 *Machilus breviflora* 短序潤楠



T058 *Schefflera heptaphylla* 鵝掌柴



T059 *Schefflera heptaphylla* 鵝掌柴



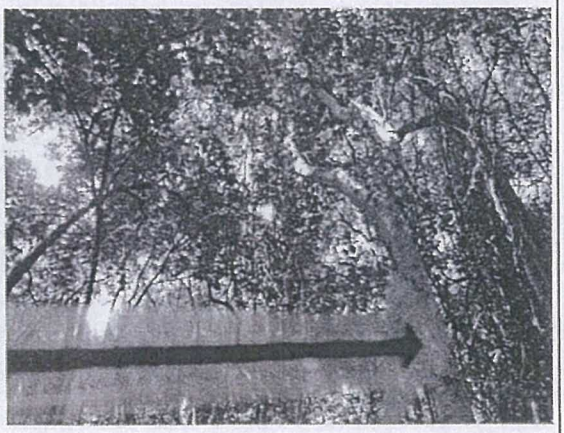
T060 *Schima superba* 木荷



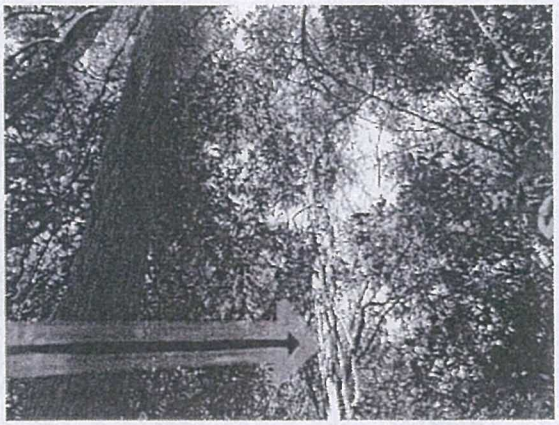
T061 *Viburnum odoratissimum* 珊瑚樹



T062 *Viburnum odoratissimum* 珊瑚樹



T063 *Schefflera heptaphylla* 鵝掌柴



T064 *Aporusa dioica* 銀柴



T065 *Cinnamomum camphora* 樟



T066 *Dead Tree* 死樹



T067 *Viburnum odoratissimum* 珊瑚樹



T068 *Schefflera heptaphylla* 鵝掌柴



T069 *Viburnum odoratissimum* 珊瑚樹



T070 *Viburnum odoratissimum* 珊瑚樹



T071 *Viburnum odoratissimum* 珊瑚樹



T072 *Machilus thunbergii* 紅楠



T073 *Cinnamomum camphora* 樟



T074 *Viburnum odoratissimum* 珊瑚樹



T075 *Cinnamomum camphora* 樟



T076 *Schefflera heptaphylla* 鵝掌柴



T077 *Aporusa dioica* 銀柴



T078 *Viburnum odoratissimum* 珊瑚樹



T079 *Viburnum odoratissimum* 珊瑚樹



T080 *Acronychia pedunculata* 山油柑



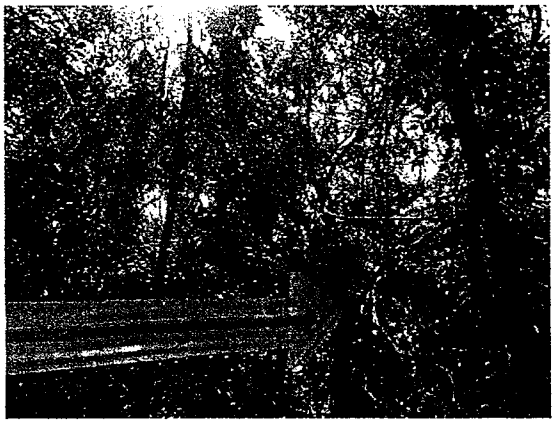
T081 *Schefflera heptaphylla* 鵝掌柴



T082 *Bridelia tomentosa* 土蜜樹



T083 *Dead Tree* 死樹



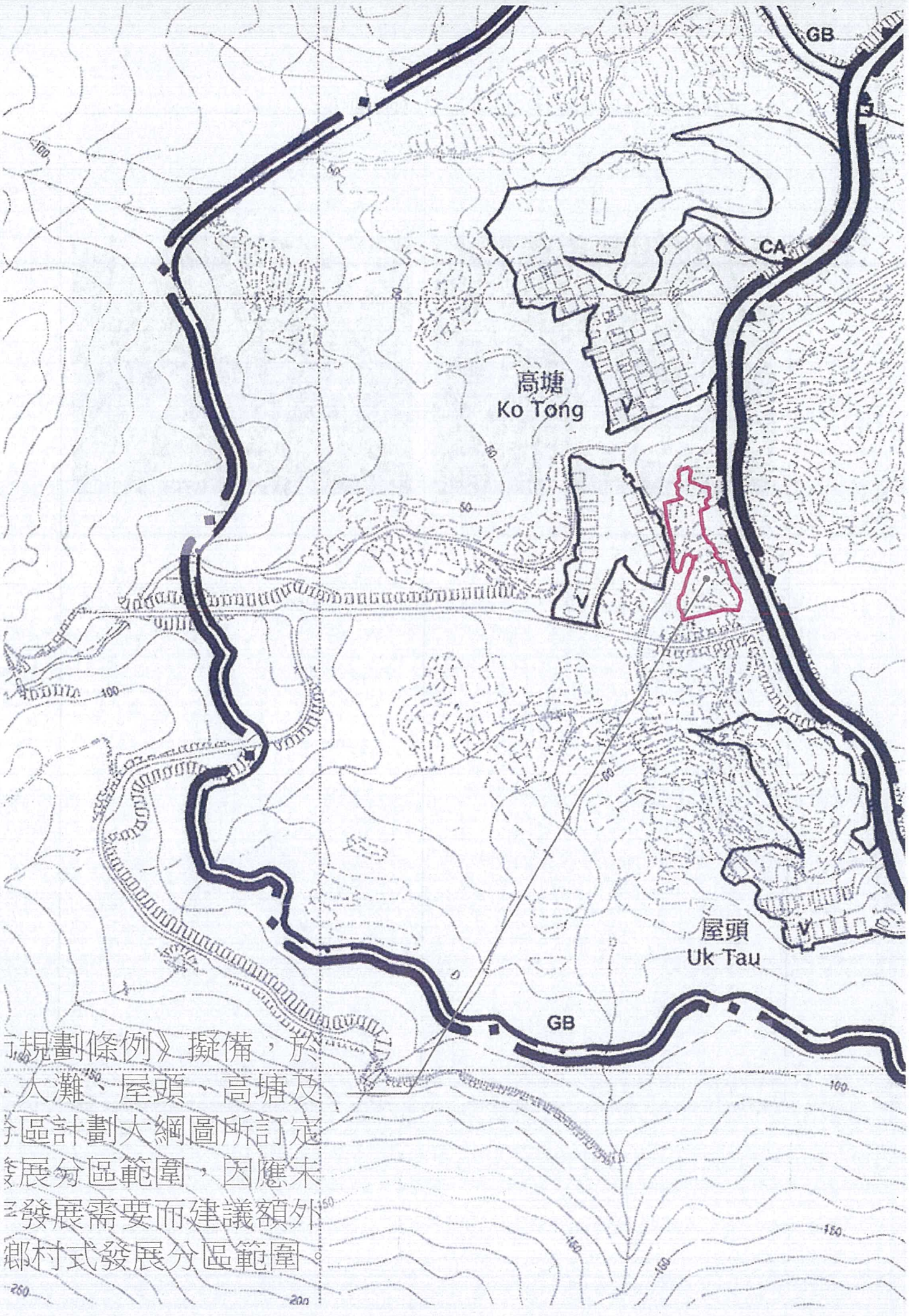
T084 *Acronychia pedunculata* 山油柑



T085 *Schefflera heptaphylla* 鵝掌柴



T086 *Cratoxylum cochinchinense* 黃牛木



規劃條例》擬備，於
大灘、屋頭、高塘及
分區計劃大綱圖所訂定
發展分區範圍，因應未
發展需要而建議額外
鄉村式發展分區範圍

致

沙田、大埔及北區規劃處,

本人為高塘村代表黃來生。

在上星期,本人曾將一幅更新的地圖呈交貴處,目的是希望貴處能依此圖作為規劃本村未來「鄉村式發展」規劃範圍。

現隨同本信附上有關在DD289 Lot 771—773申請興建鄉村式小型屋宇一些資料,希望貴處在規劃本村未來「鄉村式發展」規劃範圍時能慎重考慮將這批在2010年已申請的位置立入「鄉村式發展」規劃範圍內。

Lot 771S.A in DD 289杜錦洪DLO -TP-444-TLT-85

Lots 771 RP & 772 S.A in (I) 289溫偉健DLO -TP-445-TLT-85

Lot 772 S.B in DD 289黃志強DLO -TP-476-TLT-85

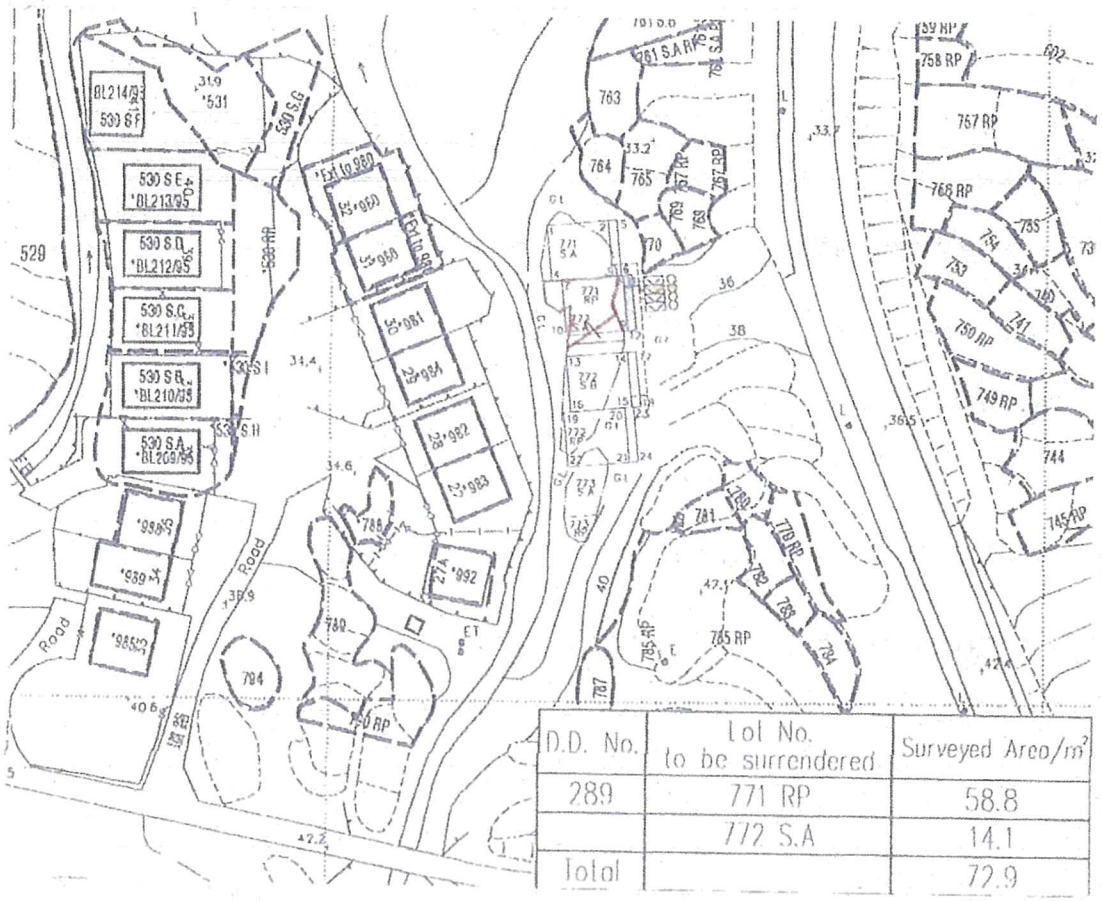
Lot 772 RP & 773 S.A in DD 289黃志明DLO -TP-446-TLT-85

日期2016年4月12日

黃來生

黃來生

Ko Tong, Tai Po



D.D. No.	Lot No. to be surrendered	Surveyed Area/m²
289	771 RP	58.8
	772 S.A	14.1
Total		72.9

Balcony
PRO PECC PN5/93
Pipeline

Coloured Pink Area 65.03 Square Metres (About)
Scale 1 : 1000

Side	Bearing ° ′ ″	Distance in Metres	Pt	Co-ordinate Data (1980 Datum) N	E	Remarks
7 - 8	84 51 58	8.534	7	832358.493	851731.672	
8 - 9	174 51 58	7.620	8	832359.257	851740.172	
9 - 10	264 51 58	8.534	9	832351.668	851740.853	
10 - 7	354 51 58	7.620	10	832350.904	851732.354	
Co-ordinates of the balcony						
8 - 11	84 51 58	1.220	8	832359.257	851740.172	
11 - 12	174 51 58	7.620	11	832359.366	851741.387	
12 - 9	264 51 58	1.220	12	832351.777	851742.069	
9 - 8	354 51 58	7.620	9	832351.668	851740.853	

T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By .....

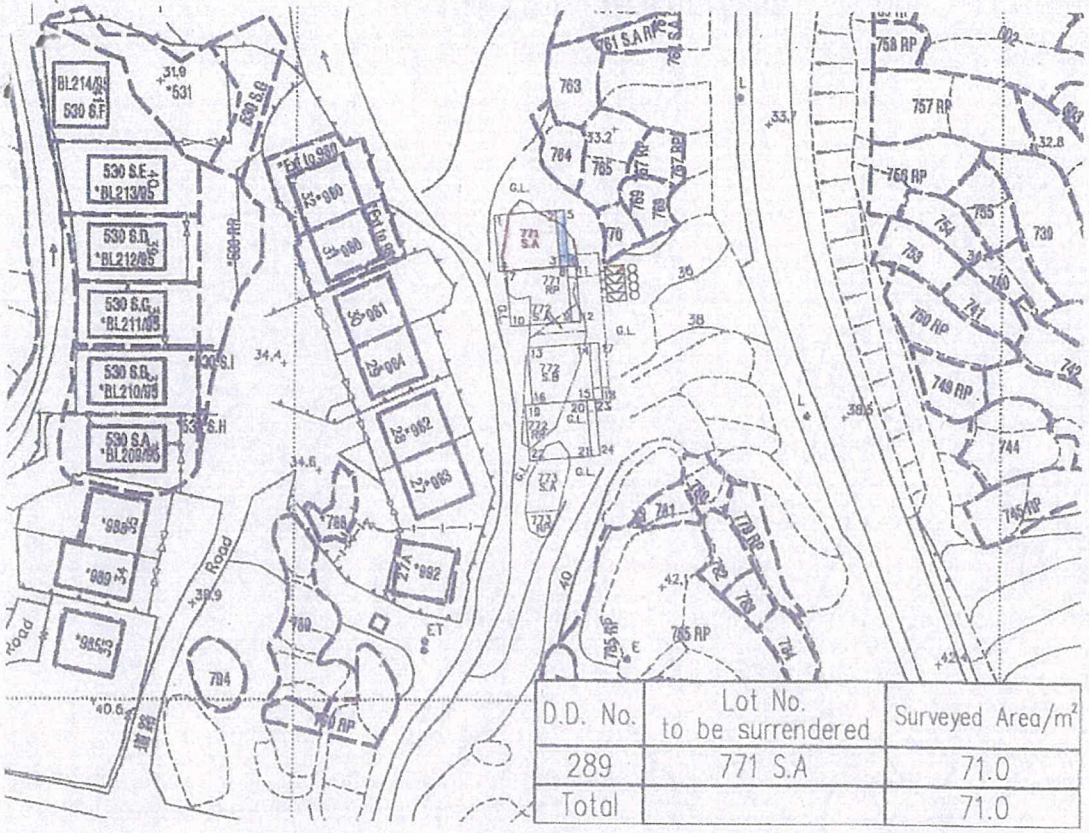
T.H.CHAN (ALS, MHKIS, MRICS,RPS(LS))
Authorized Land Surveyor
Date : 10 - 5 - 2010

Survey Sheet No: 8-NW-20A/B

Adopted Plan No: SRP/TP/008/0594/D1

PLAN No : TP/289/771RP-EX

Ko Tong, Tai Po



D.D. No.	Lot No. to be surrendered	Surveyed Area/m²
289	771 S.A	71.0
Total		71.0

Balcony
PRO PECC PN5/93
Pipeline

Coloured Pink Area 65.03 Square Metres (About)
Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum) N	Co-ordinate Data (1980 Datum) E	Remarks
1 - 2	84 51 58	8.534	1	832365.784	851727.667	
2 - 3	174 51 58	7.620	2	832366.548	851736.167	
3 - 4	264 51 58	8.534	3	832358.958	851736.849	
4 - 1	354 51 58	7.620	4	832358.195	851728.349	
Co-ordinates of the balcony						
2 - 5	84 51 58	1.220	2	832366.548	851736.167	
5 - 6	174 51 58	7.620	5	832366.657	851737.382	
6 - 3	264 51 58	1.220	6	832359.068	851738.064	
3 - 2	354 51 58	7.620	3	832358.958	851736.849	

T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)
Approved By
T.H.CHAN (ALS, MHKIS, MRICS,RPS(LS))
Authorized Land Surveyor
Date : 01 - 06 - 2011
Tel: 26577726 Fax: 26588757 e-mail: thchan_survey@yahoo.com

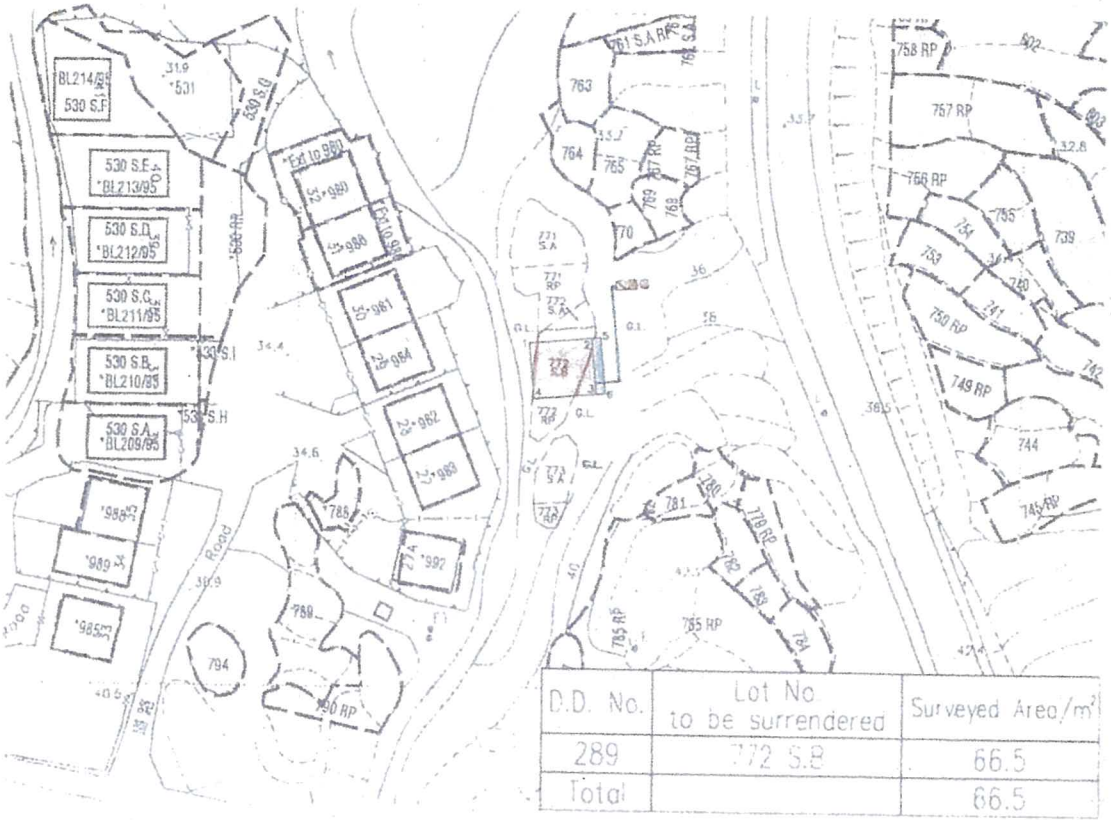
Survey Sheet No: 8-NW-20A/B

Adopted Plan No: SRP/TP/008/0594/D1

PLAN No : TP/289/771A-EX1

Ko Tong, Tai Po

N



D.D. No.	Lot No. to be surrendered	Surveyed Area/m^2
289	772 S.B	66.5
Total		66.5

Balcony

PRO PECC PN5/93

Pipeline

Coloured Pink Area 65.03 Square Metres (About)

Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum) N	Co-ordinate Data (1980 Datum) E	Remarks
1 - 2	84 51 58	8.534	1	832347.816	851731.510	
2 - 3	174 51 58	7.620	2	832348.580	851740.010	
3 - 4	264 51 58	8.534	3	832340.990	851740.692	
4 - 1	354 51 58	7.620	4	832340.227	851732.192	
Co-ordinates of the balcony						
2 - 5	84 51 58	1.220	2	832348.580	851740.010	
5 - 6	174 51 58	7.620	5	832348.689	851741.225	
6 - 3	264 51 58	1.220	6	832341.099	851741.907	
3 - 2	354 51 58	7.620	3	832340.990	851740.692	

T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By

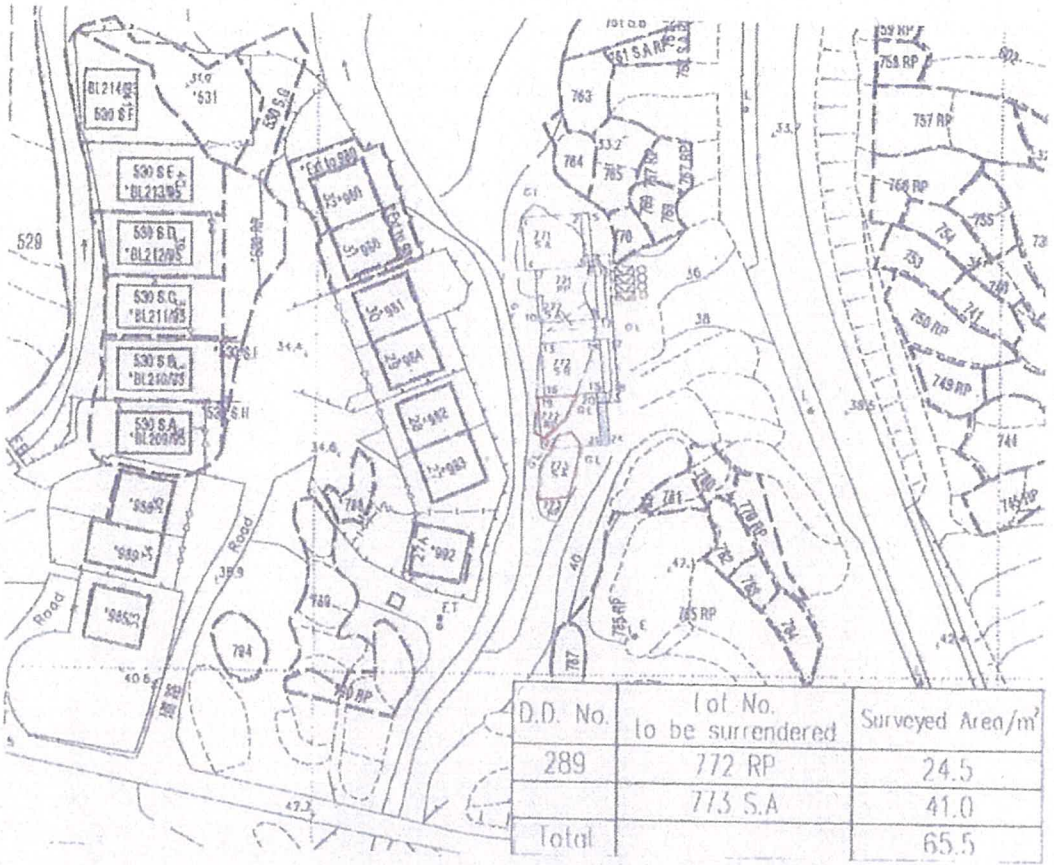
T.H.CHAN (ALS, MHKIS, MRICS,RPS(LS))
Authorized Land Surveyor
Date : 21 - 9 - 2012

Survey Sheet No: 8-NW-20A/B

Adopted Plan No: SRP/TP/008/0594/D1

PLAN No : TP/289/772B-EX1

Lots 772 RP & 773 S.A in D.U. 289
Ko Tong, Tai Po



D.D. No.	Lot No. to be surrendered	Surveyed Area/m²
289	772 RP	24.5
	773 S.A	41.0
Total		65.5

Balcony
PRO PECC PN5/93
Pipeline

Coloured Pink Area 65.03 Square Metres (About)
Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum) N	E	Remarks
19 - 20	84 51 58	8.534	19	832340.227	851732.192	
20 - 21	174 51 58	7.620	20	832340.990	851740.692	
21 - 22	264 51 58	8.534	21	832333.401	851741.374	
22 - 19	354 51 58	7.620	22	832332.637	851732.874	
Co-ordinates of the balcony						
20 - 23	84 51 58	1.220	20	832340.990	851740.692	
23 - 24	174 51 58	7.620	23	832341.099	851741.907	
24 - 21	264 51 58	1.220	24	832333.510	851742.589	
21 - 20	354 51 58	7.620	21	832333.401	851741.374	

T.H. & ASSOCIATES LIMITED
(陳德慶測量有限公司)

Approved By .....

T.H.CHAN (ALS, MHKIS, MRICS,RPS(LS))
Authorized Land Surveyor
Date : 10 - 5 - 2010

Survey Sheet No: 8-NW-20A/B

Adopted Plan No: SRP/TP/008/0594/D1

PLAN No : TP/289/772RP-EX

Submissions from Two Indigenous Villagers of Ko Tong Village received on 31.3.2016, 5.4.2016 and 15.4.2016

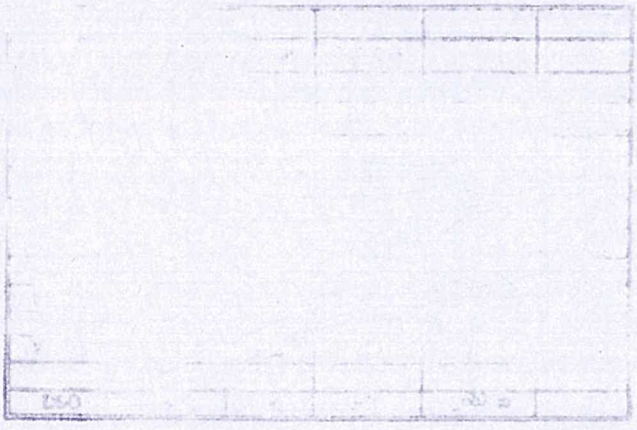
Annex VI-5

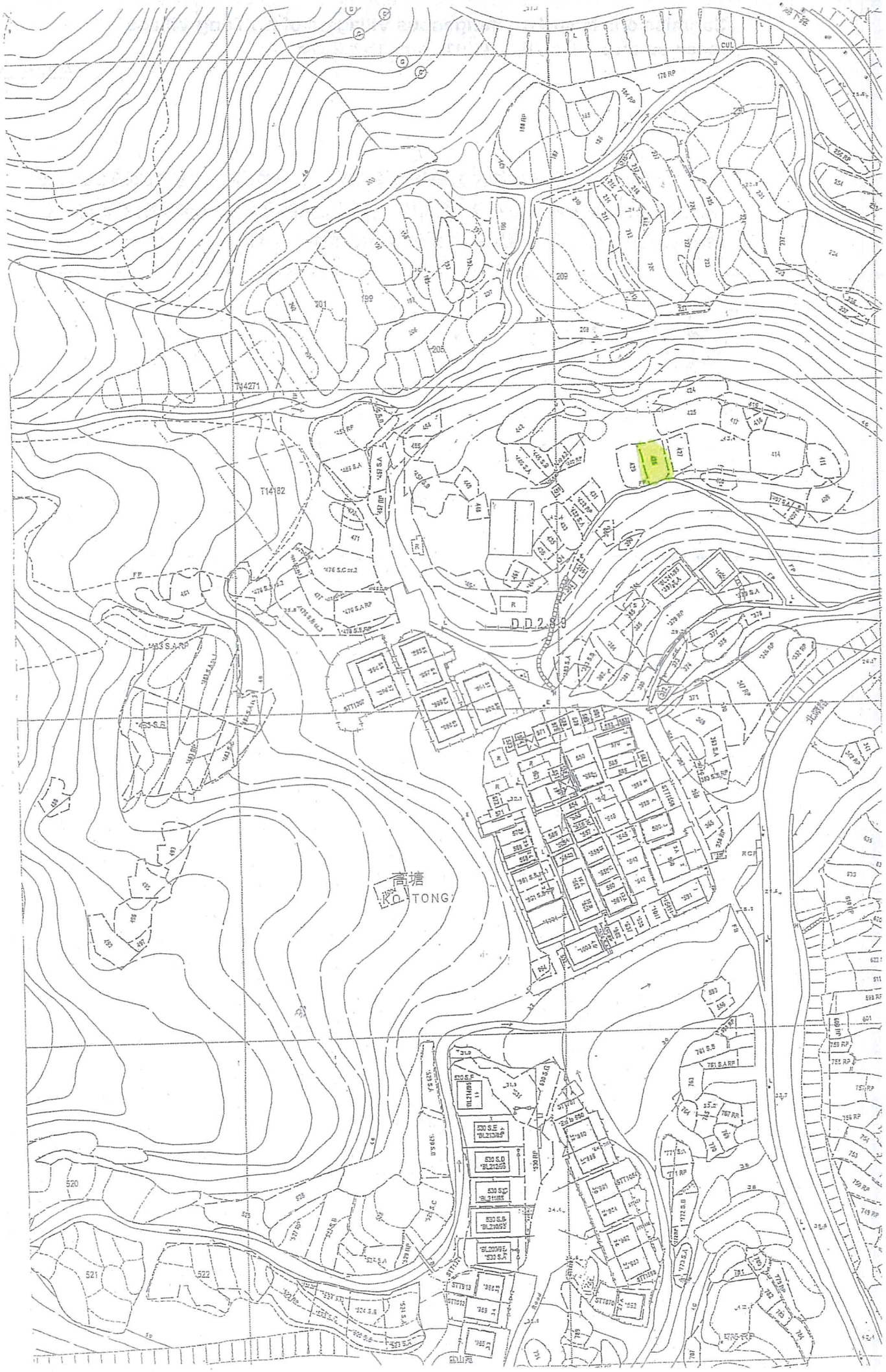
致：規劃署 江小姐

本人乃高塘村原居民，得知規劃署現在對本村進行規劃並將丈量約 **289 Lot 429** 納入鄉村式發展用地，現希望 貴署能一同把丈量約 **289 Lot 428** 納入鄉村式發展用地規劃。在短期內安排專業評估報告給考慮。謝謝！

鄒桂來 31-3-2016

鄒桂來





高塘
KO TONG
D.D.2
T14271
T14182
CUL

致：規劃署 江小姐

本人乃高塘村原居民，得知規劃署現在對本村進行規劃，現希望貴署能同時把丈量約 **289 Lot 190、191、195、196、197、198、199、201、202、204、789** 及 **794** 納入鄉村式發展用地規劃。在短期內安排專業評估報告給考慮。謝謝！

劉宇

31/03/2016


D.D.239
高塘
KO TONG
T14271
T14182

致：規劃署 江詩雅小姐

本人乃高塘村原居民，現時規劃署進行大灘、屋頭、高塘及高塘下洋分區計劃大綱草圖編號 S/NE-TT/B，並 3 月 30 日向貴署表示希望把丈量約 289 地段 428 納入鄉村式發展地帶規劃。本人希望貴處能接納本人建議，本人之理據如下：

根據高塘村村長黃來生表示，現時高塘村內沒有足夠鄉村式發展地帶滿足現有未處理之小型屋宇申請需求。高塘村現有及未來合資格小型屋宇申請需求超過 137 個，所需要土地面積約 3.5 公頃。現時貴署只給予 0.79 公頃，其中包括不小村內道路及有其他用途(如短期租約 STT1307 等)，大部份均不能使用。而規劃署草擬之高塘村鄉村式發展地帶，大大不能滿足現時需求，實在共不應求。所以理應該考慮擴大草擬之鄉村式發展地帶範圍，盡力去滿足現時需求！

丈量約 289 地段 428 為集體方官契的舊批約農地，沒有樹木保護條款，有效至 2047 年 6 月 30 日。該地段位於高塘村東北面的小山丘頂部的平地。現時是平坦荒蕪的空地，亦位於高塘村已荒廢曬谷場的部份。同時，該荒廢曬谷場東面是已荒廢之籃球場，而西面則是高塘村荒廢學校。該範圍是早前高塘村村民的日常活動地區。而山丘地勢較高，沒有水浸問題。而山丘中央位置為前學校用地，地勢平坦，成齡樹木較少，對樹木影響較少。

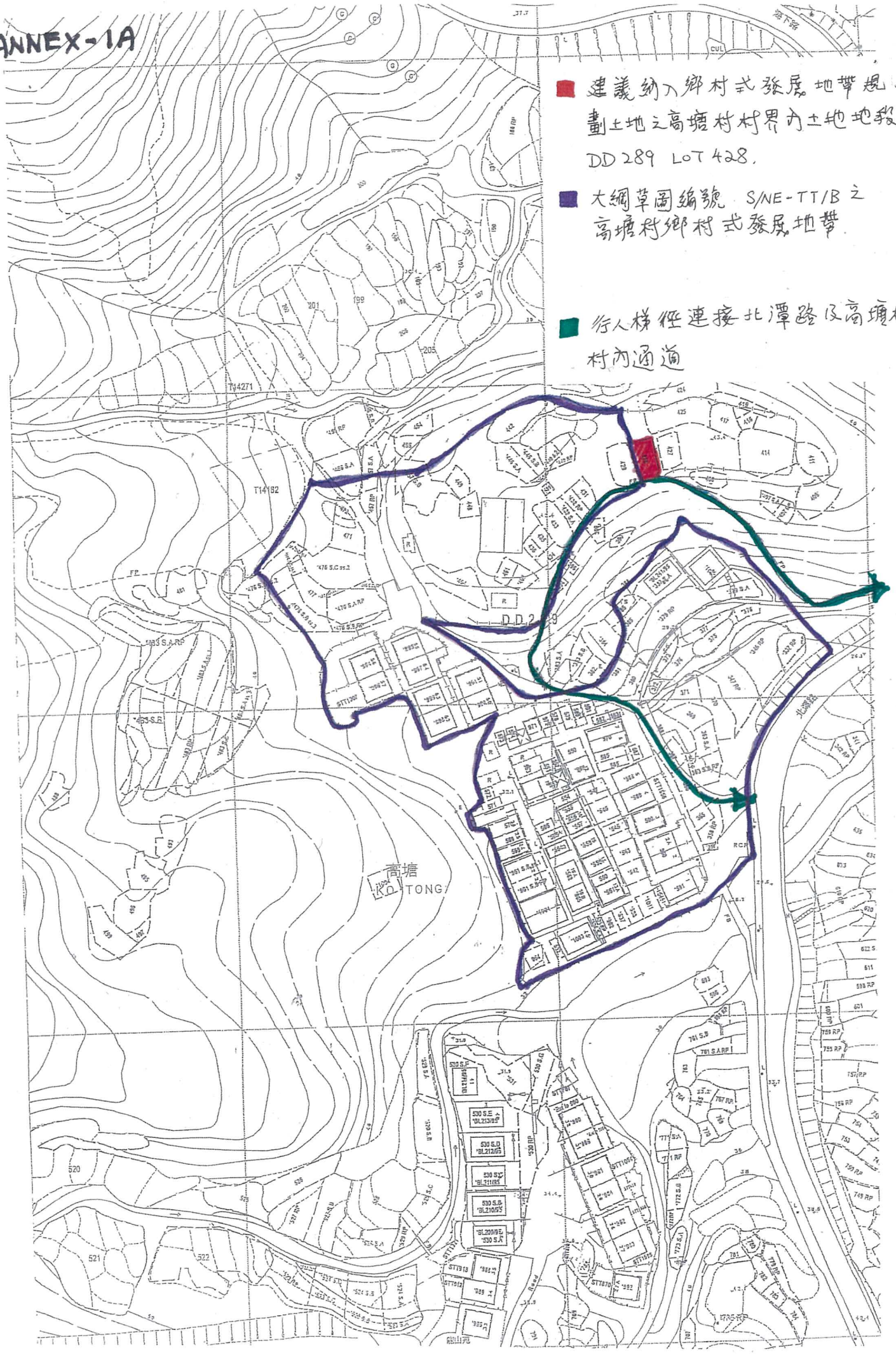
丈量約 289 地段 428 地塊可達度高，其正南方毗連有一條行人小徑(以前供村民上學及曬谷之用)能無障礙地連接村內一條通道通往高塘村村口，毗連北潭路及通往高塘下洋村及黃石碼頭。行人梯徑口西面往舊學校位置，平坦寬闊，沒有樹木，往來舊學校位置及村內只需一至兩分鐘。請參考附件 ANNEX-1A & 1B!

丈量約 289 地段 428 現時位於貴署定下之綠化地帶內，並與保育地帶還有一定的距離，而過往及現在一直和丈量約 289 地段 428 相連一起，過往農耕時及現時情況一致相同。地段地勢平坦，土地上大部分為雜草，沒有大樹。請參考附件 ANNEX-2。所以納入鄉村式發展用地規劃對環境及樹木不會造成不良影響！

再者，現時丈量約 289 地段 428 及 429 是相連農地，當中沒有政府土地分隔，更有共同地界(Common Boundary) ，而現有草擬大綱發展圖之鄉村式發展地帶界線是在共同地界之上並在現有高塘村鄉村範圍內(VILLAGE ENVIRONS) ANNEX-3。就以上種種實質地理環境情況及土地背景因素，並鑑於現時高塘村鄉村式發展地帶土地大為不足，共不應求。現懇切 貴署以地段 429 同樣考量標準把地段 428 同時納入高塘村鄉村式發展地帶規劃之村界範圍內。謝謝！

鄒桂來
日期:15-04-2016

ANNEX-1A


建議納入鄉村式發展地帶規劃土地之高塘村村界內土地地段 DD 289 LOT 428.
大綱草圖編號 S/NE-TT/B 之高塘村鄉村式發展地帶
行人梯徑連接北潭路及高塘村村內通道
D.D.289
高塘
KO TONG

ANNEX-18



落到大路出口







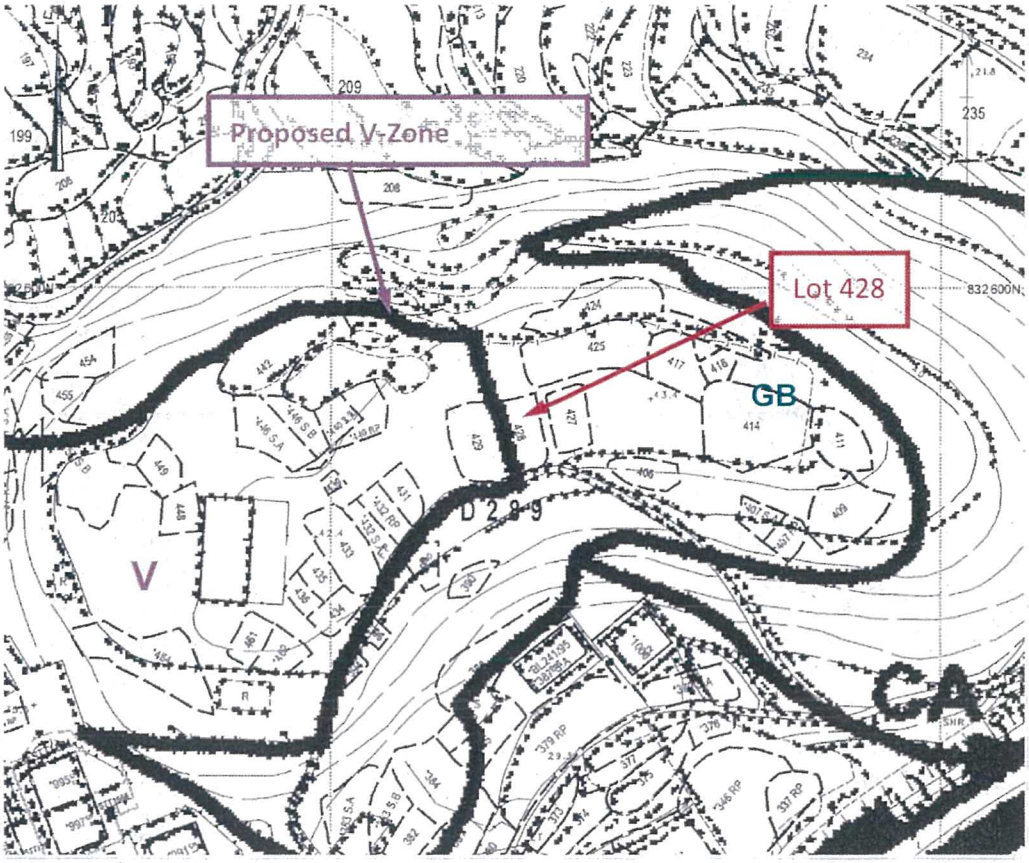


山上學校地盤上山下山梯級路入口



ANNEX – 2

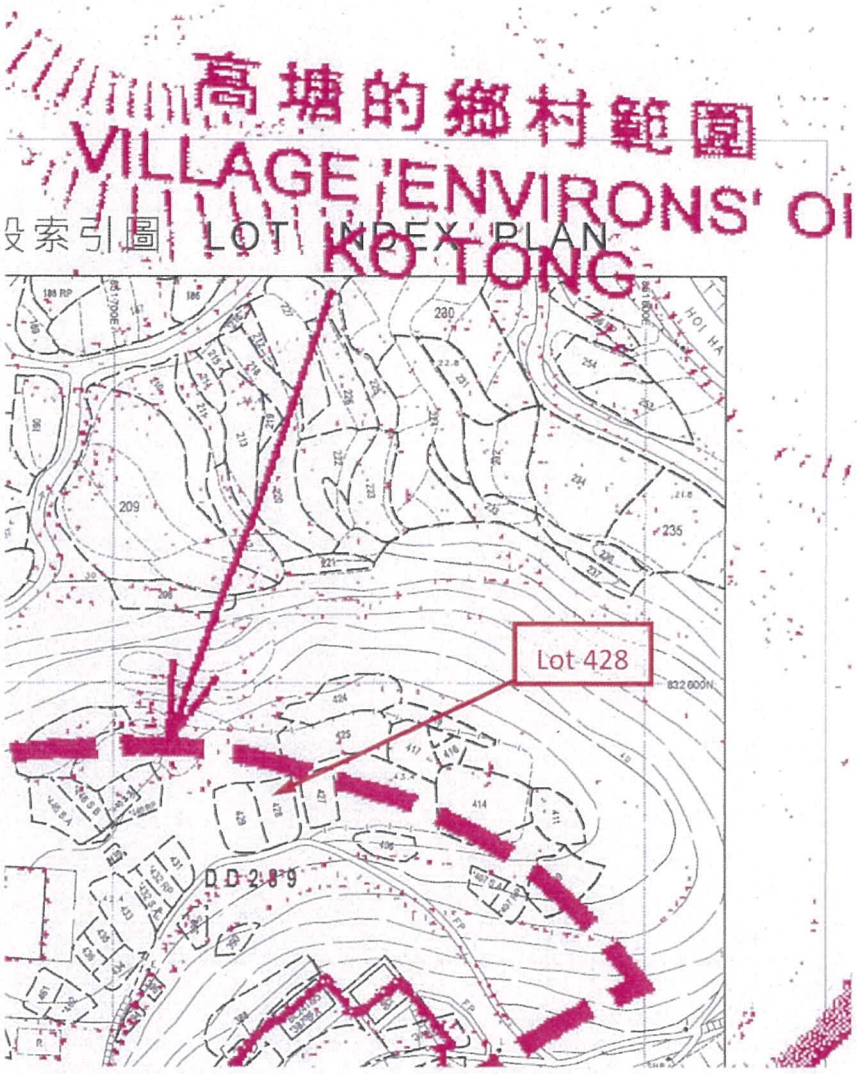
The V-Zone boundary is along the common boundary of Lot No. 429 and 428 in DD 289 when the draft OZP is overlaid on the current Lot Index Plan (LIP) as shown below:-



The draft OZP overlaid on LIP

ANNEX - 3

Lot 428 in DD 289 is fallen with Village Environs of Ko Tong when overlaid with Village Environs Plan as below:-



The Village Environs Boundary overlaid on LIP

致：楊倩小姐 - 規劃署

高塘下洋村居民對規劃署在 26-2-2016 提出之 S/NE-TT/B 之 Outline Zoning Planning 建議極為不接受，敬請規劃署收回草案所定立之鄉村式發展及綠化用地規劃！

現時，規劃署只有 0.17 公頃鄉村式發展土地給高塘下洋村村民申請，數量遠遠低於預期申請數量，按未來十年至 2024 年，預期合資格鄉村小型屋宇申請高塘村原居民數目為 139 人，以上數字是真實無誤，所以請規劃暑提高鄉村式發展（Village Type Development）用地面積 - 「橙色部份」。我們同意近河流及水溪應留有一定距離作綠化土地用途 （Green Belt）- 「黃色部份」，建議面積見附圖 1。

我們亦同意安排環境評估報告、土力斜坡評估、園林設計及樹林移植及種植設計給予各有關部門。現希望貴署同意建議後，在提交城規會前，我們會資詢專業人士意見並將有關報告交給貴署及其他部門考慮。

同時應村內居民要求，建議部分土地規劃為農業用地（Agricultural ）- 「綠色部份」，請見附圖 1。自從去年中開始，本村部分土地已經開始進行樹木種類評估。

現有 Lot252 in DD292 樹木報告交給規劃暑參考，請見附件 2，告書內提及本這幅土地內並沒有珍貴樹種。樹木評估需時及有時間表安排，日後當有更多評估文件完成，將馬上交給貴署參閱及考慮。

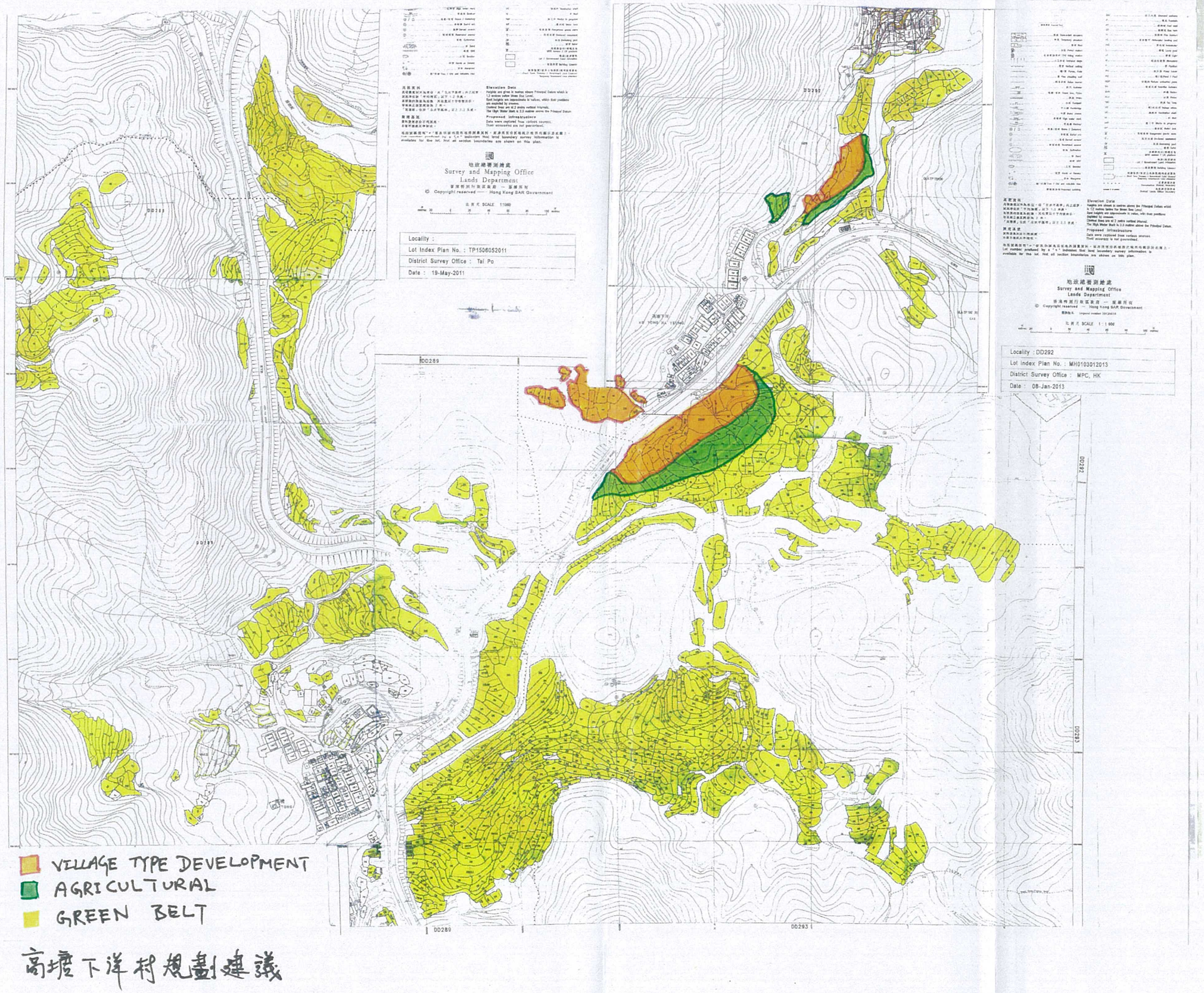
同時，斜坡不合適作為建屋申請位置鄉村發展一案，現有期他區在申請鄉村小型屋宇時，都個別聘請專業土力工程師及土地測量師，作申請土地合適評估，我們認為應同樣安排專業土力工程師及土地測量師在每間申請時進行評估及提交報告，再作定案。

希望規劃署能聆聽及接受我們之建議，期待、順頌、安康！

高塘下洋村村代表 - 何偉成

日期：30-03-2016

附圖 1.



高塘下洋村規劃建議

附件 2. (下洋)

Tree Survey Report on Lot 252 in DD292, Ha Yeung, Sai Kung, New Territories

Prepared by: Lo Wai Kit

ISA CA no. HK-546A

Signature: Alex Lo

Date: 26 Apr 2015

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1. Tree survey Methodology

1.1 Definition of tree

According to Lands Department's Practice Note Issue No. 7/2007, all existing trees with its trunk diameter measures 95mm or more at height of 1.3 above ground level were identified.

1.2 Individual Tree Survey

The following information and photo of each surveyed tree shall be recorded in Appendix A, B and C.

- Species
- Overall height
- Average crown spread
- Trunk diameter (D.B.H.)
- Health condition

1.3 Tree Assessment schedule

Tree Assessment schedule recorded the information and photo of the surveyed trees which is provide in Appendix A. Surveyed trees shall be checked to confirm whether the trees are:

- Included in the Register of 'Old and Valuable Trees' promulgated under Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004,
- 'Potential Old and Valuable Tree' in accordance with the criteria as set out in Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004,
- Tree species included in the latest edition of the publication: Rare and Precious Plants of Hong Kong, issued by Agriculture Fisheries and Conservation Department,
- Potentially hazardous,

2 Terms used in the Tree Assessment Schedule

2.1 Tree No.

To easy identification and locating the surveyed tree, a tree no., stating from T001 and run in an ascending order, was assigned to each surveyed.

2.2 Species

Botanical names and Chinese names of the surveyed tree

2.3 Overall height

The height of tree measured from the ground level to the top of the tree.

2.4 Average spread

The diameter of the average spread of the canopy

2.5 Trunk diameter (D.B.H.)

The DBH refer to the trunk diameter of the tree at the breast height, which is 1.3m above ground in this study. The methods and standards of measuring DBH in this study followed the guideline issued by AFCD.

2.6 Health condition

Estimation according to the foliage, exposed roots, branches and trunks.

Very good (VG)	=	Trees of attractive form, large size and in very good health
Good (G)	=	Trees of good form, moderate to large size and in good health
Fair (F)	=	Trees of reasonable form, with few or no visible defects or health problems
Poor (P)	=	Trees of poor form, damaged or suffering from decay, dying back

2.7 Remark

Supplementary information observed on site or having the special condition listed in Section 1.3.

3 Tree survey finding

3.1 General description of exiting tree

Tree survey was conducted on 26 April 2015. There are 131 existing trees. The trees have the height ranged from 2m to 10m, spread ranged from 1m to 5m and DBH ranged from 100mm to 309mm.

There are 23 species identified in the survey. They are common in the lowland woodland in Hong Kong which are native species. The most abundant species is *Viburnum odoratissimum*. The *Symplocos cochinchinensis* is the second abundant species. The overall health condition and form are Fair and there are 8 dead trees recorded. No 'Old and Valuable Tree' (OVT), 'Potential Old and Valuable Tree' (POVT) or the special condition listed in the section 1.3 are identified in the survey. Conditions listed in section 1.3 or specify recommendations are indicted in the "Remark" column of the Tree Assessment schedule.

3.2 Tree survey detail

Botanical name	Chinese name	Quantity
Alangium chinense	八角楓	9
Antidesma bunius	五月茶	5
Aporusa dioica	銀柴	1
Bridelia tomentosa	土蜜樹	3
Celtis sinensis	朴樹	1
Cinnamomum camphora	樟樹	12
Cleistocalyx nervosum	水翁	1
Cratoxylum cochinchinense	黃牛木	2
Ficus hispida	對葉榕	3
Ficus microcarpa	細葉榕	1
Macaranga tanarius	血桐	1
Mallotus paniculatus	白楸	7
Phyllanthus emblica	餘甘子	1
Rhus succedanea	野漆樹	1
Sapium sebiferum	烏桕	2
Schefflera heptaphylla	鵝掌柴	6
Scolopia chinensis	刺柃	1
Sterculia lanceolata	假蘋婆	2
Symplocos cochinchinensis	黃牛奶樹	14
Syzygium hancei	韓氏蒲桃	2
Syzygium jambos	蒲桃	2

Vernicia montana	木油樹	1
Viburnum odoratissimum	珊瑚樹	45
Dead Tree	死樹	8
Total No. of Tree Surveyed		131

4 Recommendation on tree treatment

4.1 Criteria for recommendation

The main criteria for recommending tree treatment are listed in the following section.

4.1.1 Target

Targets are the property, people or activities associated with the area that could be affected by the tree failure (target zone). A tree cannot be a hazard without the presence of a target

4.1.2 Frequency of use of location

Frequency of use	Example
Constant use	Presence of a house next to a tree is "constant use" as the house is static and a pavement along Nathan Road with very busy pedestrian and vehicular flow is under "constant use".
Frequency use	A park with regular visitors
Intermittent use	A recreational cycling path used intermittently
Occasional use	Maintenance path with restricted access and limited to use by the maintenance party

4.1.3 Failure potential

Failure potential is the likelihood of failure of the defective parts

Rating	Definition
1 - Low	Defects are minor
2 - Medium	Defects are present and obvious;
3 - High	Defects are significant; defective parts could fail under normal weather condition.
4 - Severe	The defective parts have started or most likely to fail soon even without external loading or factor.

4.1.4 Size of parts

Size of parts rated according to the diameter of the part most likely to fail.

Rating	Diameter of the parts
1	<=150mm
2	151mm - 450mm
3	451mm – 750mm
4	>750mm

4.2 Recommendation on tree treatment

The health condition of the majority is fair. There is no target within the surveyed area. The overall risk is low. Species found in this site are common species which no additional protection and mitigation is needed. As the survey area is a woodland without target, no action is needed to remove the 8 dead trees in this stage.

Tree Survey Report in DD292 Lot 252 - Appendix A

Tree Identification No.	Tree Species (Botanical Name)	Chinese Name (Hong Kong)	Tree Size			Health	Form	Amenity Value	Survival Rate after Transplanting			Remark
			Overall Height (m)	Average Crown Spread (m)	Trunk Diameter - D.B.H. (mm)	Very Good (V) Good (G) Fair (F) Poor (P)	Very Good (V) Good (G) Fair (F) Poor (P)	High (H) Medium (M) Low (L)	High	Medium	Low	
T001	*Schefflera heptophylla*	鴨掌柴	7	3	170	F	F	M				
T002	*Antidesma bunius*	五月茶	5	3	170	F	F	M				
T003	*Viburnum odoratissimum*	珊瑚樹	7	3	125	F	F	M				
T004	*Cinnamomum camphora*	樟樹	8	4	320	F	F	M				
T005	*Viburnum odoratissimum*	珊瑚樹	5	2	100	F	F	M				
T006	*Viburnum odoratissimum*	珊瑚樹	9	4	215	F	F	M				
T007	*Sterculia lanceolata*	假蘋婆	9	4	210	F	F	M				
T008	*Alangium chinense*	八角楓	7	4	140	F	F	M				
T009	*Viburnum odoratissimum*	珊瑚樹	7	5	185, 185	F	F	M				
T010	*Schefflera heptophylla*	鴨掌柴	9	5	210	F	F	M				
T011	*Viburnum odoratissimum*	珊瑚樹	7	5	205	F	F	M				
T012	*Viburnum odoratissimum*	珊瑚樹	7	5	100, 120, 155	F	F	M				
T013	*Syzygium jambos*	蒲桃	7	3	120	F	F	M				
T014	*Antidesma bunius*	五月茶	5	3	150	F	F	M				
T015	Dead Tree	死樹	6	1	230	P	P	L				
T016	*Symplocos cochinchinensis*	黃牛奶樹	4	2	125	F	F	M				
T017	*Crotoxylum cochinchinense*	黃牛木	6	2	100, 100	F	F	M				
T018	*Viburnum odoratissimum*	珊瑚樹	5	3	130	F	F	M				
T019	*Viburnum odoratissimum*	珊瑚樹	7	4	120, 125, 145, 150	F	F	M				
T020	*Viburnum odoratissimum*	珊瑚樹	5	3	95, 100	F	F	M				
T021	*Viburnum odoratissimum*	珊瑚樹	5	3	105, 125	F	F	M				
T022	*Alangium chinense*	八角楓	8	3	160	F	F	M				
T023	*Viburnum odoratissimum*	珊瑚樹	6	4	185	F	F	M				
T024	*Cinnamomum camphora*	樟樹	9	4	180	F	F	M				
T025	*Viburnum odoratissimum*	珊瑚樹	5	3	100	F	F	M				
T026	*Viburnum odoratissimum*	珊瑚樹	6	5	115, 120	F	F	M				
T027	*Cinnamomum camphora*	樟樹	8	4	165	F	F	M				
T028	*Viburnum odoratissimum*	珊瑚樹	6	3	150	F	F	M				
T029	*Schefflera heptophylla*	鴨掌柴	8	4	200	F	F	M				
T030	*Antidesma bunius*	五月茶	5	3	120, 130	F	F	M				
T031	*Viburnum odoratissimum*	珊瑚樹	4	2	115	F	F	M				
T032	*Syzygium jambos*	蒲桃	5	3	130	F	F	M				
T033	*Viburnum odoratissimum*	珊瑚樹	5	3	120	F	F	M				
T034	*Antidesma bunius*	五月茶	5	3	110, 115	F	F	M				
T035	*Viburnum odoratissimum*	珊瑚樹	6	3	110, 145	F	F	M				
T036	*Mallotus paniculatus*	白楸	6	4	210	F	F	M				
T037	*Sterculia lanceolata*	假蘋婆	5	3	130	F	F	M				
T038	*Symplocos cochinchinensis*	黃牛奶樹	5	3	130	F	F	M				
T039	*Crotoxylum cochinchinense*	黃牛木	5	2	110	F	F	M				

Tree Survey Report in DD292 Lot 252 - Appendix A

Tree Identification No.	Tree Species (Botanical Name)	Chinese Name (Hong Kong)	Tree Size			Health	Form	Amenity Value	Survival Rate after Transplanting			Remark
			Overall Height (m)	Average Crown Spread (m)	Trunk Diameter / D.B.H. (mm)	Very Good (V) Good (G) Fair (F) Poor (P)	Very Good (V) Good (G) Fair (F) Poor (P)	High (H) Medium (M) Low (L)	High	Medium	Low	
T040	*Cinnamomum camphora*	樟樹	6	3	140	F	F	M				
T041	*Scolopia chinensis*	劍柄	5	2	100	F	F	M				
T042	Dead Tree	死樹	3	1	95, 130	P	P	L				
T043	*Cinnamomum camphora*	樟樹	6	2	100	F	F	M				
T044	*Mallotus paniculatus*	白楸	7	3	105	F	F	M				
T045	*Mallotus paniculatus*	白楸	6	2	100	F	F	M				
T046	*Viburnum odoratissimum*	珊瑚樹	5	3	100	F	F	M				
T047	*Alangium chinense*	八角楓	7	2	135	F	F	M				
T048	*Mallotus paniculatus*	白楸	6	3	135	F	F	M				
T049	*Viburnum odoratissimum*	珊瑚樹	5	3	105	F	F	M				
T050	*Alangium chinense*	八角楓	6	3	105	F	F	M				
T051	*Viburnum odoratissimum*	珊瑚樹	7	4	100, 135, 180	F	F	M				
T052	*Phyllanthus emblica*	餘甘子	7	3	145	F	F	M				
T053	Dead Tree	死樹	5	1	140	P	P	L				
T054	*Alangium chinense*	八角楓	7	3	110	F	F	M				
T055	*Viburnum odoratissimum*	珊瑚樹	6	4	120	F	F	M				
T056	*Alangium chinense*	八角楓	7	3	150	F	F	M				
T057	*Viburnum odoratissimum*	珊瑚樹	7	4	265	F	F	M				
T058	Dead Tree	死樹	4	1	135	P	P	L				
T059	*Viburnum odoratissimum*	珊瑚樹	6	4	205	F	F	M				
T060	*Viburnum odoratissimum*	珊瑚樹	5	3	100	F	F	M				
T061	*Viburnum odoratissimum*	珊瑚樹	5	4	100, 100, 105	F	F	M				
T062	*Mallotus paniculatus*	白楸	7	4	140	F	F	M				
T063	*Macaranga tanarius*	血桐	6	3	100	F	F	M				
T064	*Ficus hispida*	對葉榕	5	3	120	F	F	M				
T065	Dead Tree	死樹	2	3	120	P	P	L				
T066	*Viburnum odoratissimum*	珊瑚樹	4	2	100	F	F	M				
T067	*Symplocos cochinchinensis*	黃牛奶樹	6	2	140	F	F	M				
T068	*Viburnum odoratissimum*	珊瑚樹	7	3	160	F	F	M				
T069	*Vernicia montana*	木油樹	9	4	270	F	F	M				
T070	*Viburnum odoratissimum*	珊瑚樹	5	3	125	F	F	M				
T071	*Viburnum odoratissimum*	珊瑚樹	5	3	110	F	F	M				
T072	*Cinnamomum camphora*	樟樹	8	4	180	F	F	M				
T073	*Antidesma bunius*	五月茶	5	3	155	F	F	M				
T074	*Schefflera heptaphylla*	鴨掌木	8	4	175	F	F	M				
T075	*Viburnum odoratissimum*	珊瑚樹	4	2	100	F	F	M				
T076	*Symplocos cochinchinensis*	黃牛奶樹	7	2	105	F	F	M				
T077	*Symplocos cochinchinensis*	黃牛奶樹	8	4	200	F	F	M				
T078	*Symplocos cochinchinensis*	黃牛奶樹	6	3	140	F	F	M				
T079	*Syzygium hancei*	赫氏蒲桃	10	4	130	E	F	M				
T080	*Viburnum odoratissimum*	珊瑚樹	6	3	160	F	F	M				

Tree Survey Report in DD292 Lot 252 - Appendix A

Tree Identification No.	Tree Species (Botanical Name)	Chinese Name (Hong Kong)	Tree Size			Health	Form	Amenity Value	Survival Rate after Transplanting			Remark
			Overall Height (m)	Average Crown Spread (m)	Trunk Diameter - D.B.H. (mm)	Very Good (V) Good (G) Fair (F) Poor (P)	Very Good (V) Good (G) Fair (F) Poor (P)	High (H) Medium (M) Low (L)	High	Medium	Low	
T081	*Celtis sinensis*	朴樹	7	3	125	F	F	M				
T082	*Alangium chinense*	八角楓	6	2	115	F	F	M				
T083	Dead Tree	死樹	4	1	115	P	P	L				
T084	*Syzygium hancei*	韓氏蒲桃	8	3	160	F	F	M				
T085	*Sapium sebiferum*	烏桕	7	2	130	F	F	M				
T086	*Cinnamomum camphora*	樟樹	7	3	190	F	F	M				
T087	*Viburnum odoratissimum*	珊瑚樹	6	4	120, 125, 150	F	F	M				
T088	*Ficus microcarpa*	細葉榕	7	3	190	F	F	M				
T089	*Viburnum odoratissimum*	珊瑚樹	7	4	140	F	F	M				
T090	*Bridelia tomentosa*	土蜜樹	7	3	175	F	F	M				
T091	*Bridelia tomentosa*	土蜜樹	6	2	110	F	F	M				
T092	*Viburnum odoratissimum*	珊瑚樹	5	3	125	F	F	M				
T093	*Viburnum odoratissimum*	珊瑚樹	6	3	105, 145	F	F	M				
T094	*Symplocos cochinchinensis*	黃牛奶樹	6	3	130	F	F	M				
T095	*Symplocos cochinchinensis*	黃牛奶樹	7	3	150	F	F	M				
T096	*Symplocos cochinchinensis*	黃牛奶樹	8	3	175	F	F	M				
T097	*Viburnum odoratissimum*	珊瑚樹	6	3	135	F	F	M				
T098	*Bridelia tomentosa*	土蜜樹	7	4	170	F	F	M				
T099	*Cinnamomum camphora*	樟樹	7	3	220	F	F	M				
T100	*Symplocos cochinchinensis*	黃牛奶樹	7	3	150	F	F	M				
T101	*Symplocos cochinchinensis*	黃牛奶樹	7	4	185	F	F	M				
T102	*Symplocos cochinchinensis*	黃牛奶樹	4	2	115, 145	F	F	M				
T103	Dead Tree	死樹	4	1	140	P	P	L				
T104	*Aporusa dioica*	銀柴	4	3	100	F	F	M				
T105	*Schefflera heptaphylla*	鵝掌柴	6	4	180	F	F	M				
T106	*Schefflera heptaphylla*	鵝掌柴	4	3	100	F	F	M				
T107	*Viburnum odoratissimum*	珊瑚樹	7	4	100, 130, 180	F	F	M				
T108	*Cinnamomum camphora*	樟樹	10	4	410	F	F	M				
T109	*Viburnum odoratissimum*	珊瑚樹	6	3	145	F	F	M				
T110	*Mallotus paniculatus*	白楸	7	3	140	F	F	M				
T111	*Alangium chinense*	八角楓	6	3	125	F	F	M				
T112	*Alangium chinense*	八角楓	6	4	225	F	F	M				
T113	*Mallotus paniculatus*	白楸	5	3	130	F	F	M				
T114	*Viburnum odoratissimum*	珊瑚樹	4	3	100	F	F	M				
T115	*Symplocos cochinchinensis*	黃牛奶樹	4	2	105	F	F	M				
T116	*Rhus succedanea*	野漆樹	7	4	115, 165	F	F	M				
T117	*Viburnum odoratissimum*	珊瑚樹	7	4	120, 285	F	F	M				
T118	Dead Tree	死樹	5	1	140, 145	P	P	L				
T119	*Symplocos cochinchinensis*	黃牛奶樹	5	2	100	F	F	M				
T120	*Cleistocalyx nervosum*	水翁	7	3	205	F	F	M				
T121	*Cinnamomum camphora*	樟樹	8	4	200	F	F	M				
T122	*Viburnum odoratissimum*	珊瑚樹	6	3	100, 105	F	F	M				
T123	*Cinnamomum camphora*	樟樹	6	2	115	F	F	M				

Tree Survey Report in DD292 Lot 252 - Appendix A

Tree Identification No.	Tree Species (Botanical Name)	Chinese Name (Hong Kong)	Tree Size			Health	Form	Amenity Value	Survival Rate after Transplanting			Remark
			Overall Height (m)	Average Crown Spread (m)	Trunk Diameter - D.B.H. (mm)	Very Good (V) Good (G) Fair (F) Poor (P)	Very Good (V) Good (G) Fair (F) Poor (P)	High (H) Medium (M) Low (L)	High	Medium	Low	
T124	*Cinnamomum camphora*	樟樹	8	3	165	F	F	M				
T125	*Viburnum odoratissimum*	珊瑚樹	6	4	135	F	F	M				
T126	*Sapium sebiferum*	烏桕	7	3	170	F	F	M				
T127	*Ficus hispida*	對葉榕	6	3	140	F	F	M				
T128	*Viburnum odoratissimum*	珊瑚樹	6	4	100, 150	F	F	M				
T129	*Viburnum odoratissimum*	珊瑚樹	6	4	100, 130, 140, 140	F	F	M				
T130	*Ficus hispida*	對葉榕	6	3	140	F	F	M				
T131	*Viburnum odoratissimum*	珊瑚樹	6	4	100, 120	F	F	M				

Prepared by: Lo Wai Kit Date: 26/4/2015

Note:

Tree Number	Tree numbers are corresponded to the tree survey plan
Tree Species	Tree species are identified with their Botanical name and Chinese Name
Height	Height of tree is measured in meters and are taken from the ground level to the top of tree
Trunk Diameter	Trunk Diameter (DBH) of tree is measured in meters and are taken at 1,300mm height above ground level
Crown Spread	Crown Spread of trees is measured in meters

The health condition and form of each tree are evaluated according to the following criteria:

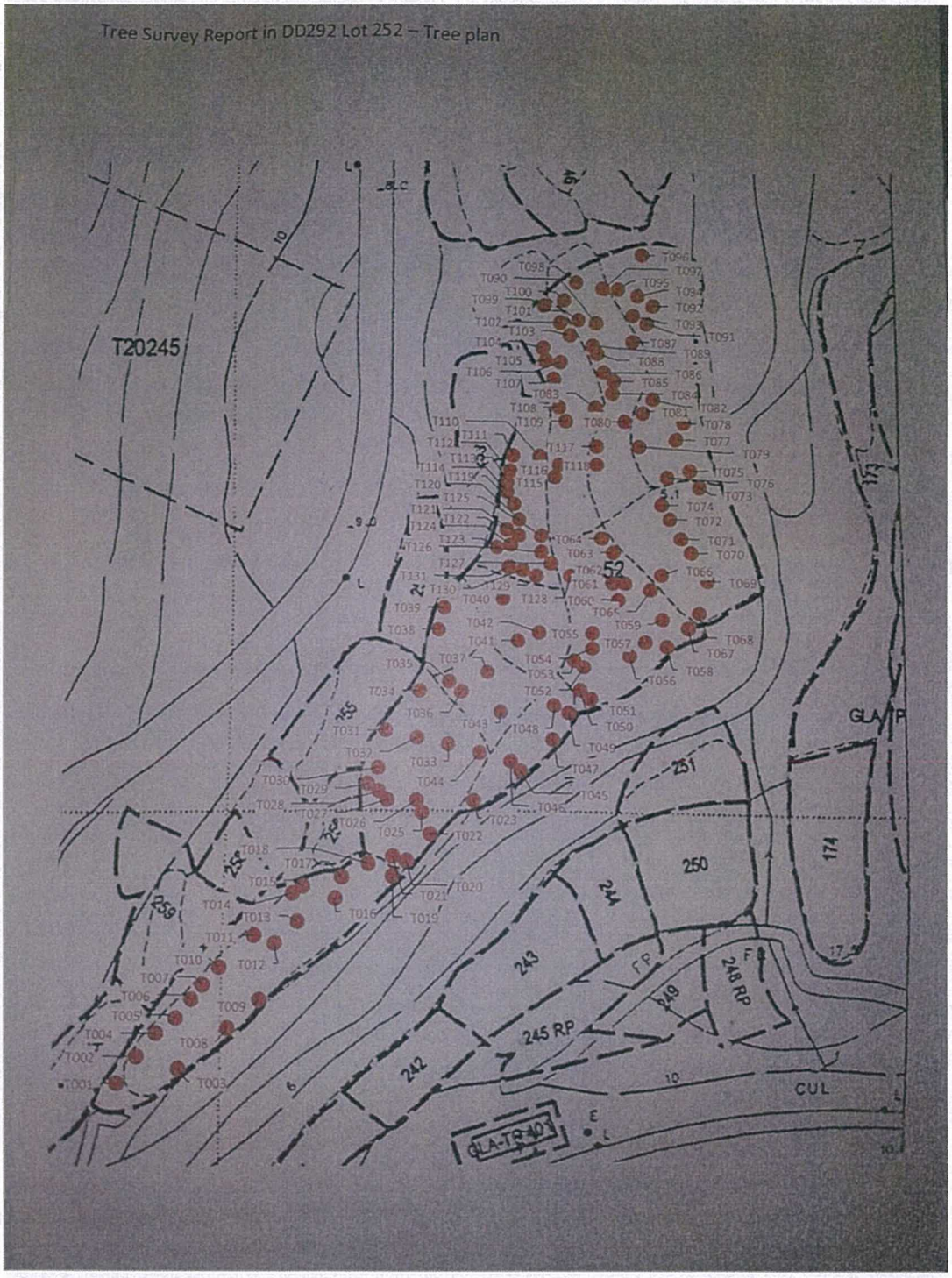
V	Trees of attractive form, large sizes and in very good health are classified as very good;
G	Trees of good form,moderate to large sizes and in very good health are classified as good;
F	Trees of reasonable form, with few or no visible defects or health problems are classified as being fair;
P	Trees that are poor form, badly damaged or clearly suffering from decay, dying back or effects of very heavy vine growth are classified as poor.

Each tree is also graded and assessed on its amenity value. The factors that are taken into consideration are conservation value, functional value, visual impact and aesthetic value.
The assessment of each tree was evaluated according to the following criteria:

H	Trees that are rare or protected species, Fung Shui significance or have high visual impact with good health condition and form are classified as high in amenity value;
M	Trees that are common species with average health condition and acceptable form are classified as medium in amenity value;
L	Trees that are common species with poor health and form are classified as low in amenity value

Tree Survey Report in DD292 Lot 252 - Appendix B

Tree Survey Report in DD292 Lot 252 – Tree plan





T001 Schefflera heptaphylla 鵝掌柴



T002 Antidesma bunius 五月茶



T003 Viburnum odoratissimum 珊瑚樹



T004 Cinnamomum camphora 樟樹



T005 Viburnum odoratissimum 瑞香樹



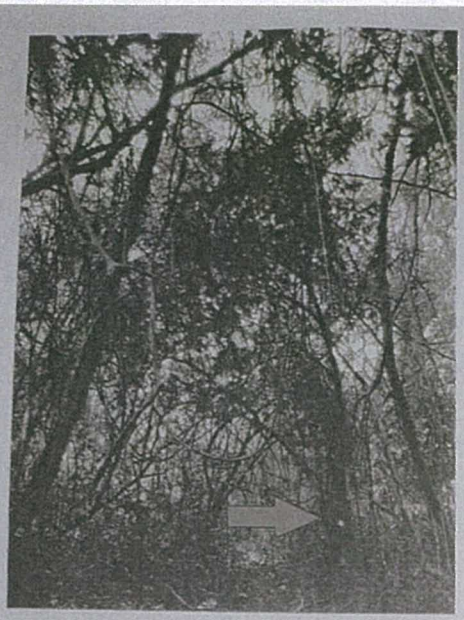
T006 Viburnum odoratissimum 瑞香樹



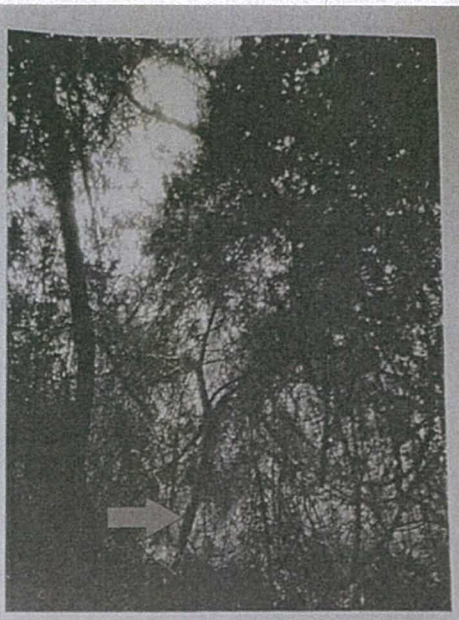
T007 Sterculia lanceolata 假蘋婆



T008 Alangium chinense 八角楓



T009 Viburnum odoratissimum 瑯琊樹



T010 Schefflera heptaphylla 鵝掌柴



T011 Viburnum odoratissimum 瑯琊樹



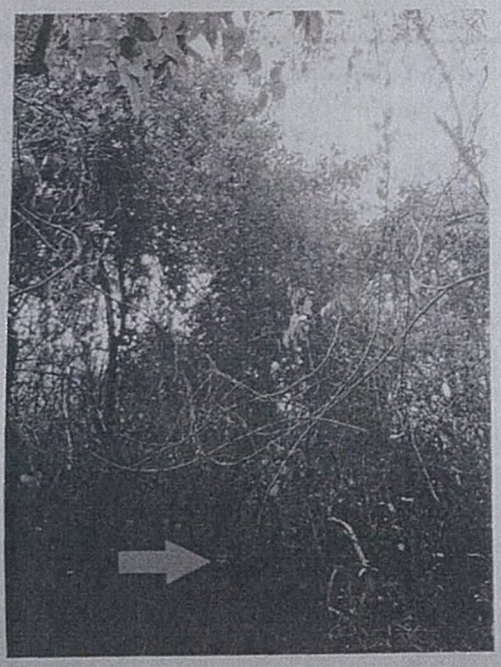
T012 Viburnum odoratissimum 瑯琊樹



T013 Syzygium jambos 蒲桃



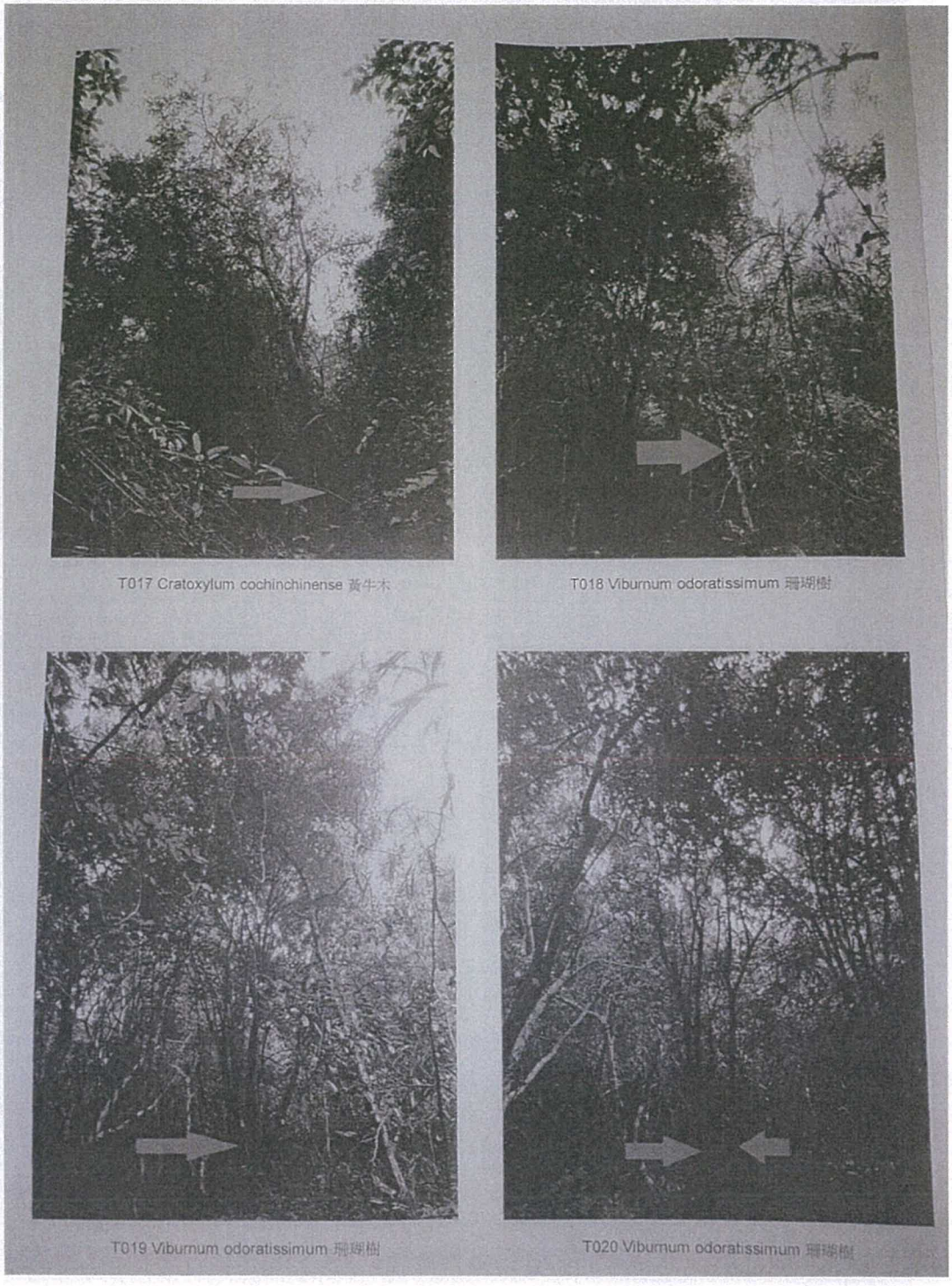
T014 Antidesma bunius 五月茶



T015 Dead Tree 死樹



T016 Symplocos cochinchinensis 黃牛奶樹



T017 Cratoxylum cochinchinense 黃牛木

T018 Viburnum odoratissimum 珊瑚樹

T019 Viburnum odoratissimum 珊瑚樹

T020 Viburnum odoratissimum 珊瑚樹



T021 Viburnum odoratissimum 瑯琊樹



T022 Alangium chinense 八角楓



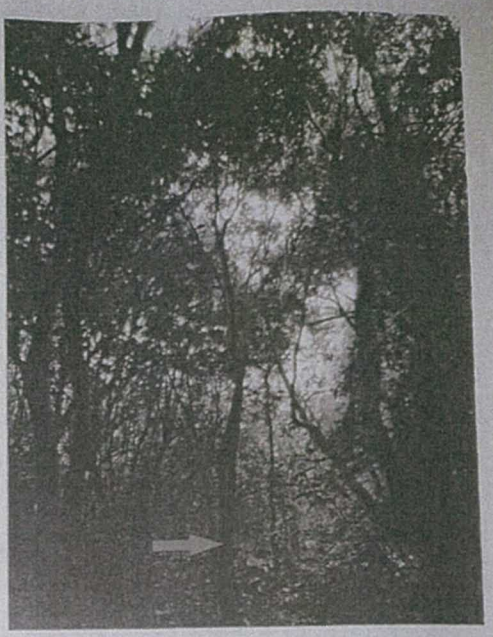
T023 Viburnum odoratissimum 瑯琊樹



T024 Cinnamomum camphora 樟樹



T025 Viburnum odoratissimum 珊瑚樹



T026 Viburnum odoratissimum 珊瑚樹



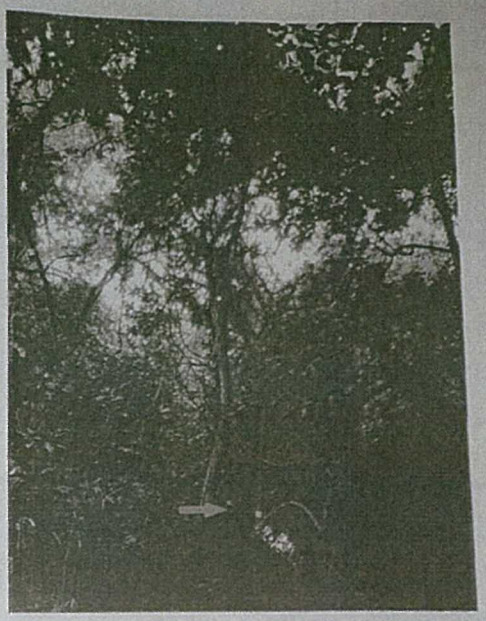
T027 Cinnamomum camphora 樟樹



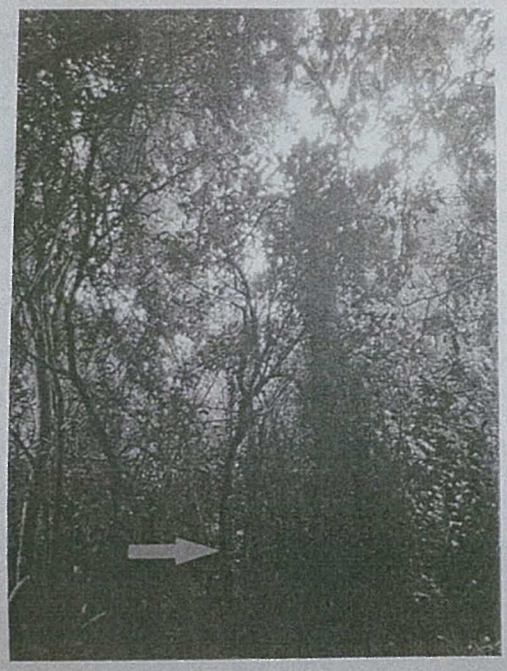
T028 Viburnum odoratissimum 珊瑚樹



T029 Schefflera heptaphylla 鵝掌柴



T030 Antidesma bunius 五月茶



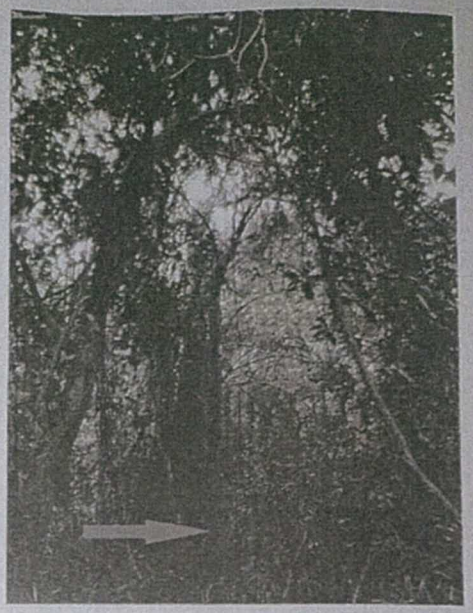
T031 Viburnum odoratissimum 珊瑚樹



T032 Syzygium jambos 蒲桃



T033 Viburnum odoratissimum 羅漢樹



T034 Antidesma bunius 五月茶



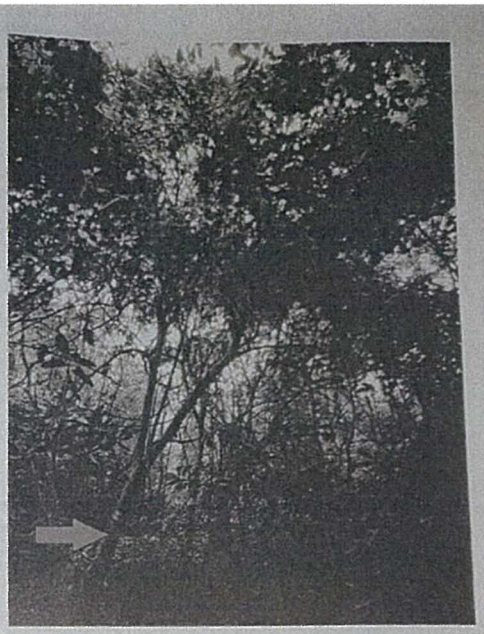
T035 Viburnum odoratissimum 羅漢樹



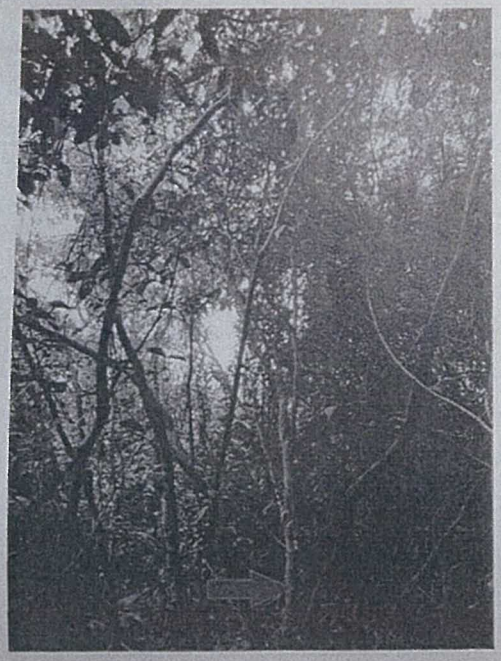
T036 Mallotus paniculatus 白楸



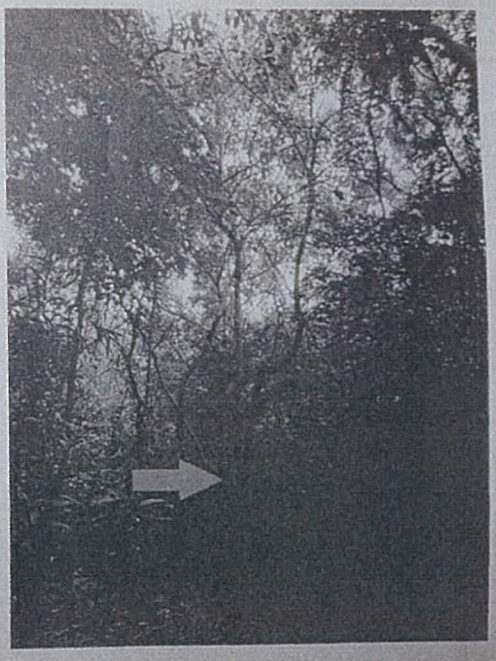
T037 Sterculia lanceolata 假蘋婆



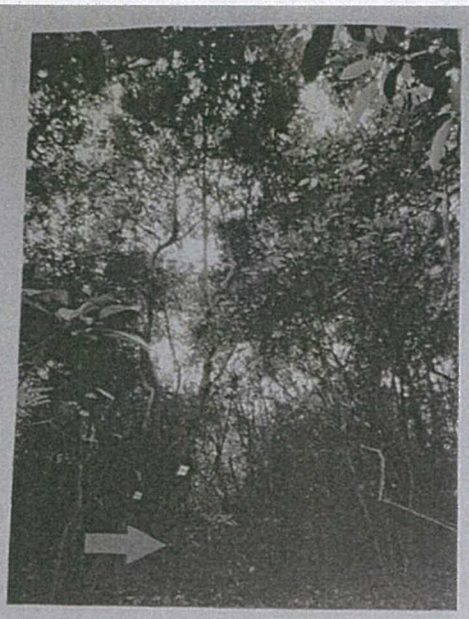
T038 Symplocos cochinchinensis 黃牛奶樹



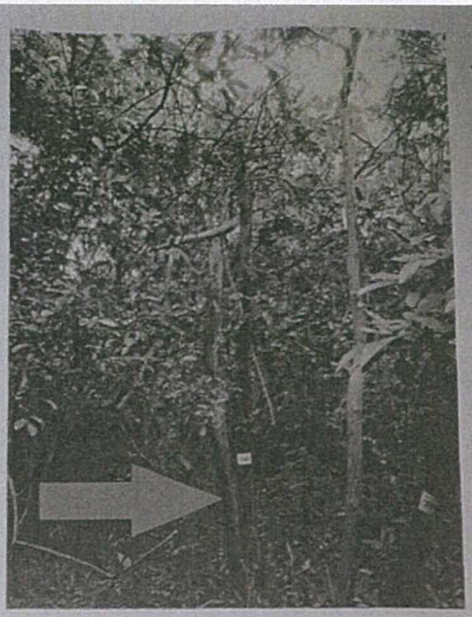
T039 Cratoxylum cochinchinense 黃牛木



T040 Cinnamomum camphora 樟樹



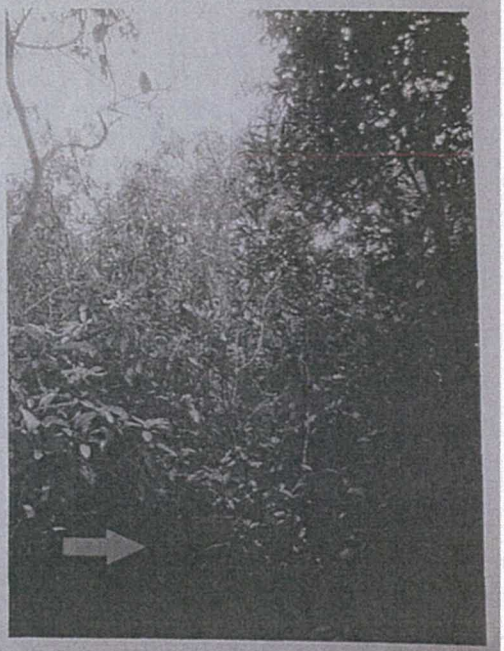
T041 Scolopia chinensis 刺柃



T042 Dead Tree 死樹



T043 Cinnamomum camphora 樟樹



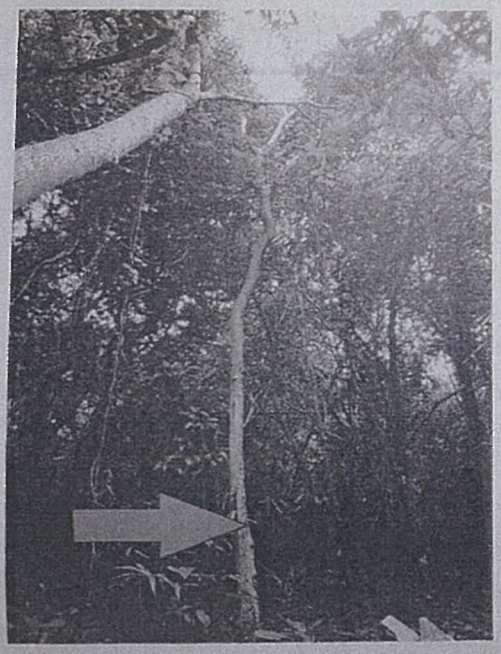
T044 Mallotus paniculatus 白楸



T045 Mallotus paniculatus 白楸



T046 Viburnum odoratissimum 珊瑚樹



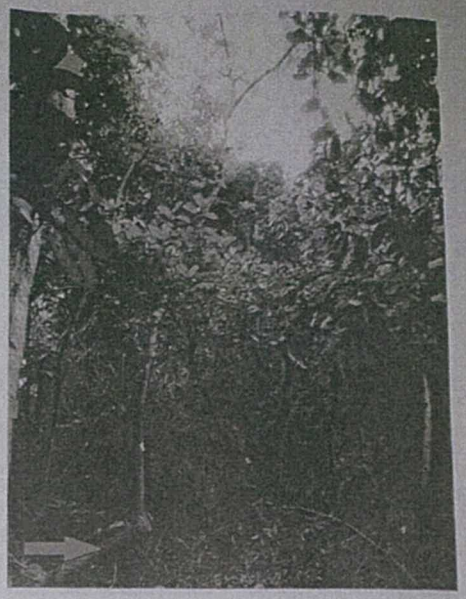
T047 Alangium chinense 八角楓



T048 Mallotus paniculatus 白楸



T049 Viburnum odoratissimum 厚瑚樹



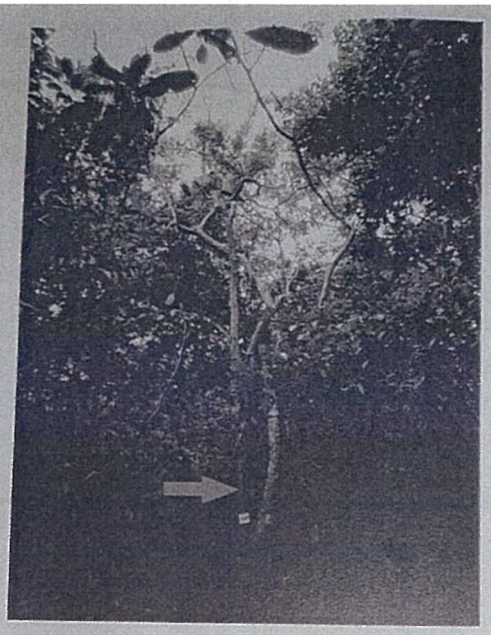
T050 Alangium chinense 八角楓



T051 Viburnum odoratissimum 珊瑚樹



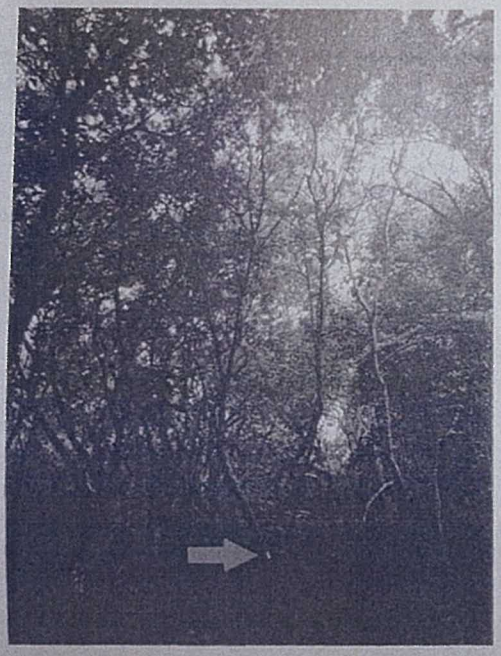
T052 Phyllanthus emblica 餘甘子



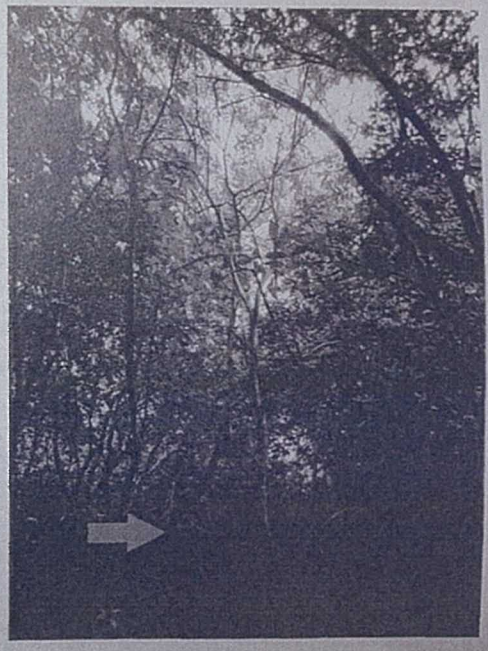
T053 Dead Tree 死樹



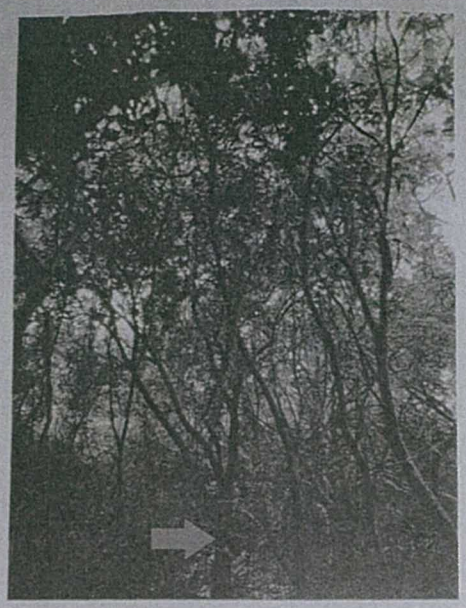
T054 Alangium chinense 八角楓



T055 Viburnum odoratissimum 珊瑚樹



T056 Alangium chinense 八角楓



T057 Viburnum odoratissimum 瑞香樹



T058 Dead Tree 死樹



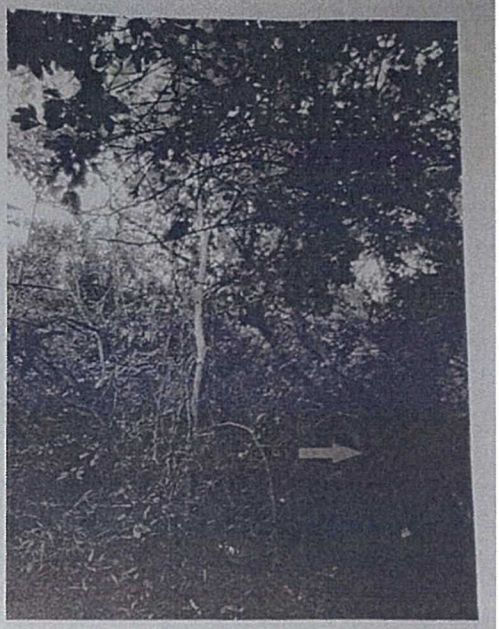
T059 Viburnum odoratissimum 瑞香樹



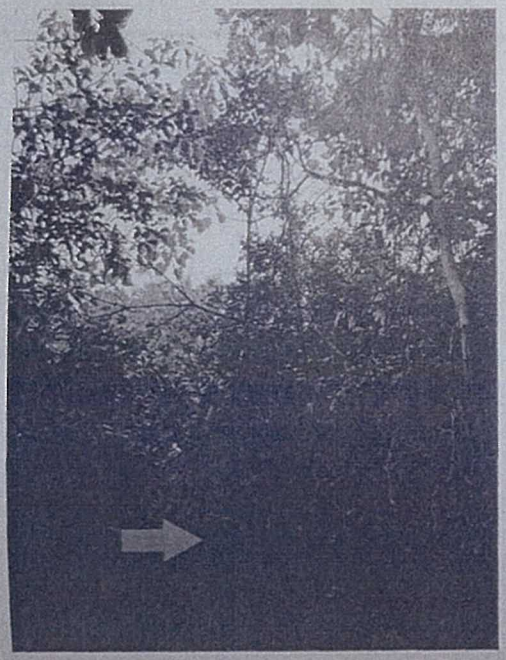
T060 Viburnum odoratissimum 瑞香樹



T061 Viburnum odoratissimum 瑯琊樹



T062 Mallotus paniculatus 白楸



T063 Macaranga tanarius 血桐



T064 *Ficus hispida* 對葉榕



T065 Dead Tree 死樹



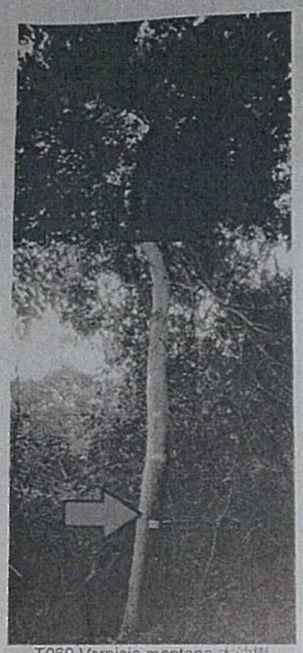
T066 Viburnum odoratissimum 珊瑚樹



T067 Symplocos cochinchinensis 黃牛奶樹



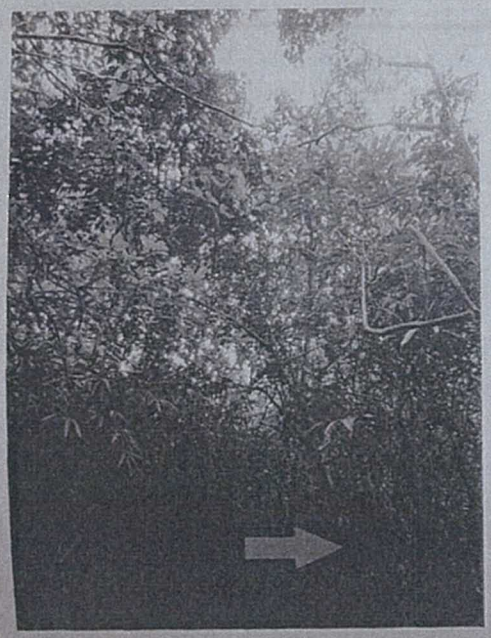
T068 Viburnum odoratissimum 珊瑚樹



T069 Vernicia montana 木油樹



T070 Viburnum odoratissimum 珊瑚樹



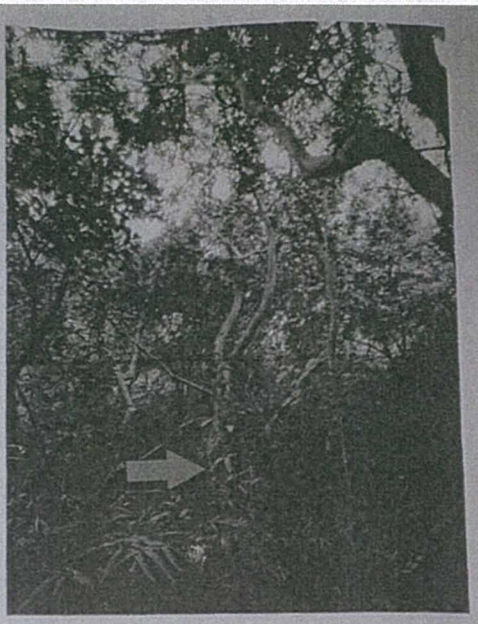
T071 Viburnum odoratissimum 珊瑚樹



T072 Cinnamomum camphora 樟樹



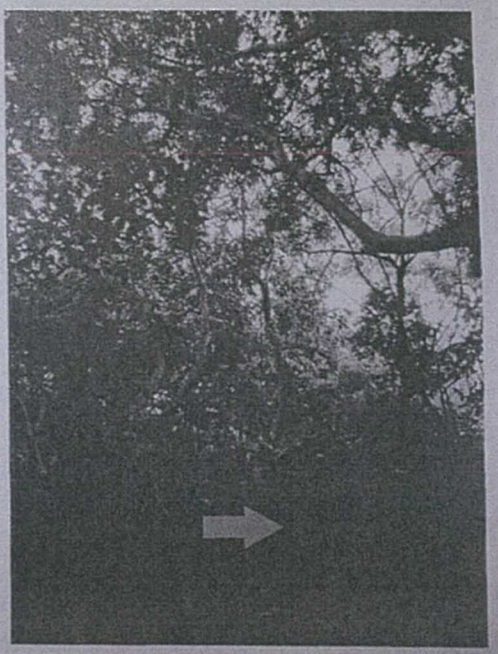
T073 Antidesma bunius 五月茶



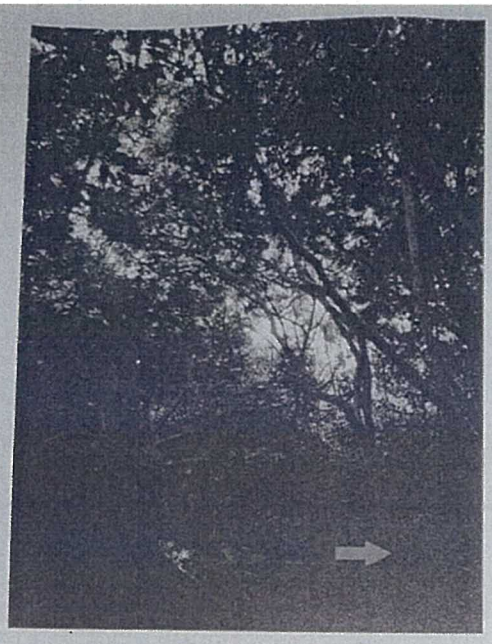
T074 Schefflera heptaphylla 鵝掌柴



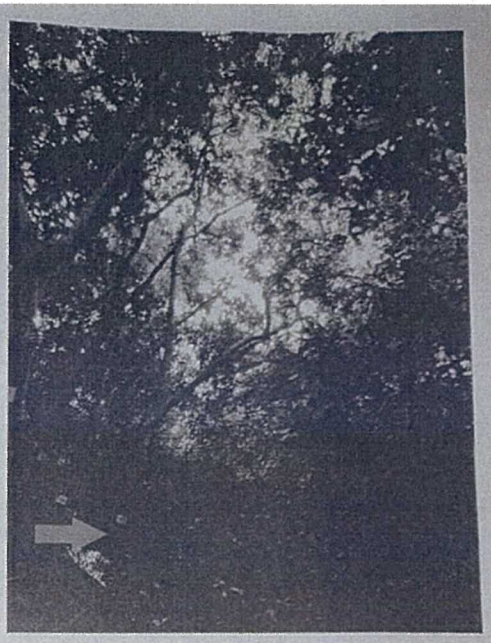
T075 Viburnum odoratissimum 珊瑚樹



T076 Symplocos cochinchinensis 黃牛奶樹



T077 Symplocos cochinchinensis 黃牛奶樹



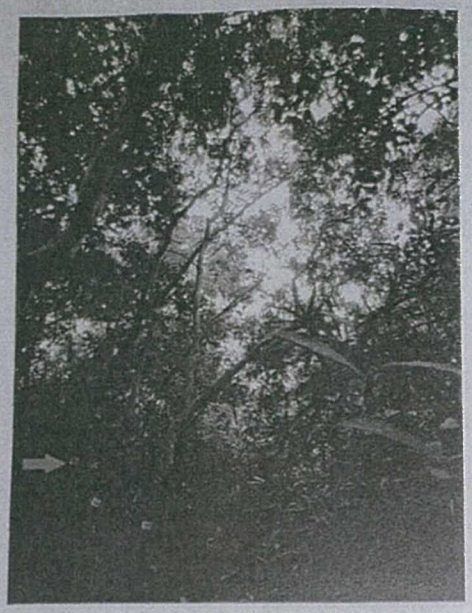
T078 Symplocos cochinchinensis 黃牛奶樹



T079 Syzygium hancei 韓氏蒲桃



T080 Viburnum odoratissimum 珊瑚樹



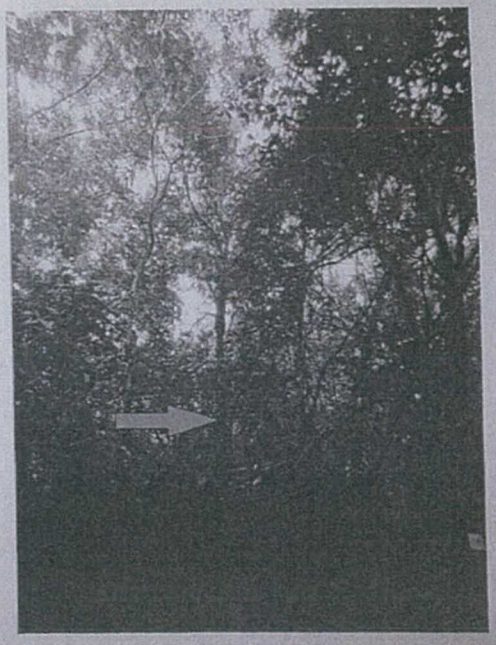
T081 Celtis sinensis 朴樹



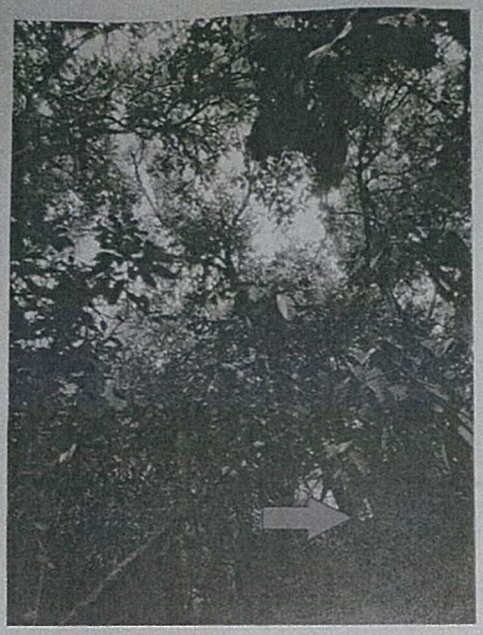
T082 Alangium chinense 八角楓



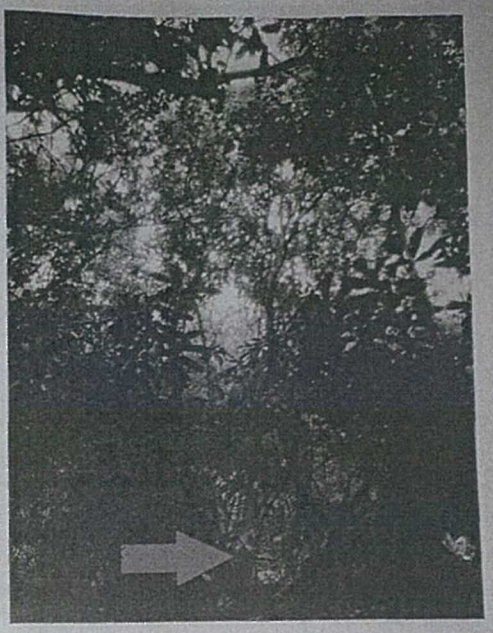
T083 Dead Tree 死樹



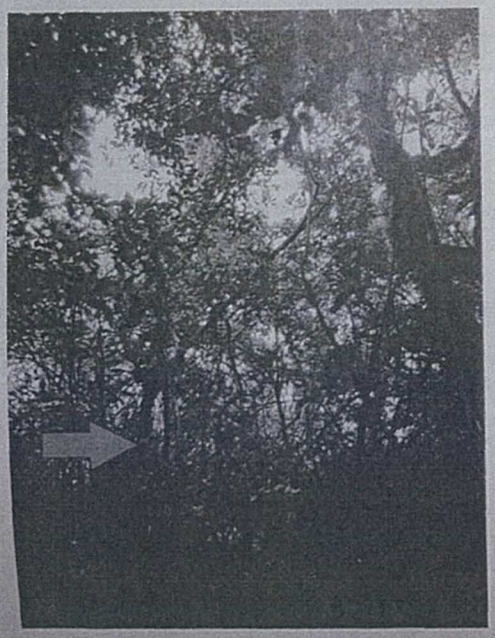
T084 Syzygium hancei 韓氏蒲桃



T086 Cinnamomum camphora 樟樹



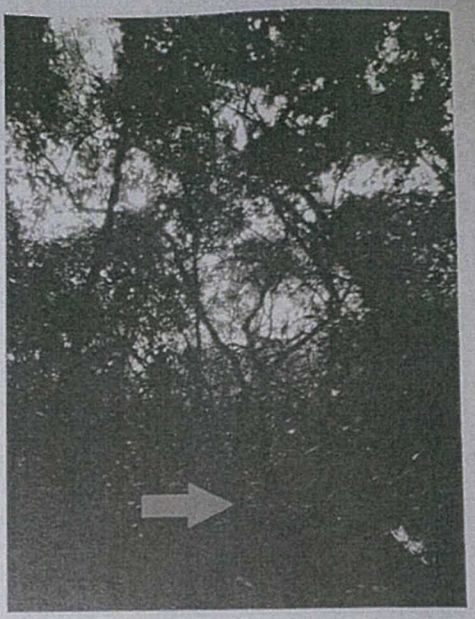
T087 Viburnum odoratissimum 珊瑚樹



T088 Ficus microcarpa 細葉榕



T089 Viburnum odoratissimum 珊瑚樹



T090 Bridelia tomentosa 土蜜樹



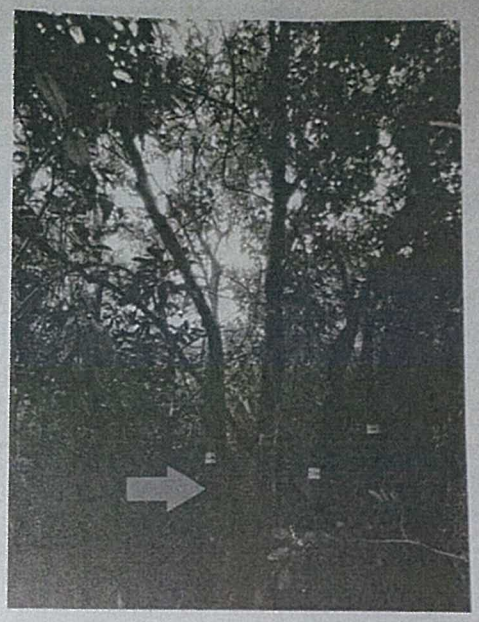
T091 Bridelia tomentosa 土蜜樹



T092 Viburnum odoratissimum 珊瑚樹



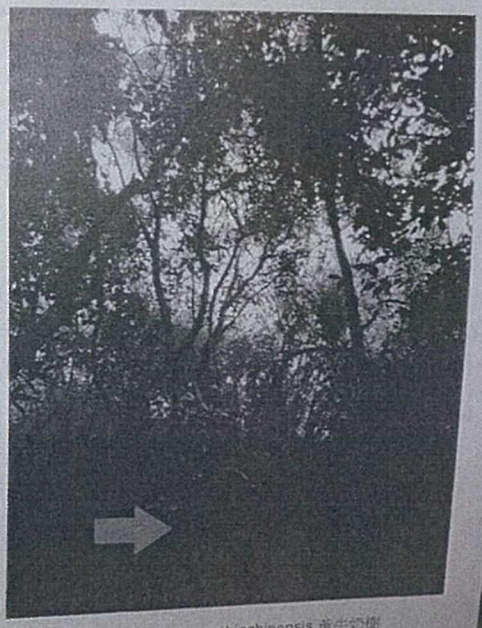
T093 Viburnum odoratissimum 瑯琊樹



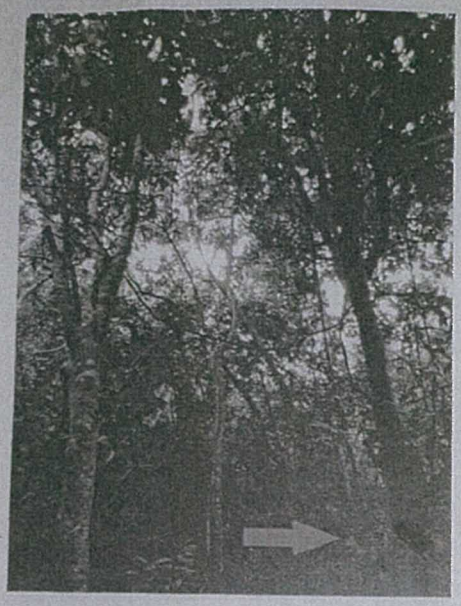
T094 Symplocos cochinchinensis 黃牛奶樹



T095 Symplocos cochinchinensis 黃牛奶樹



T096 Symplocos cochinchinensis 黃牛奶樹



T097 Viburnum odoratissimum 珊瑚樹



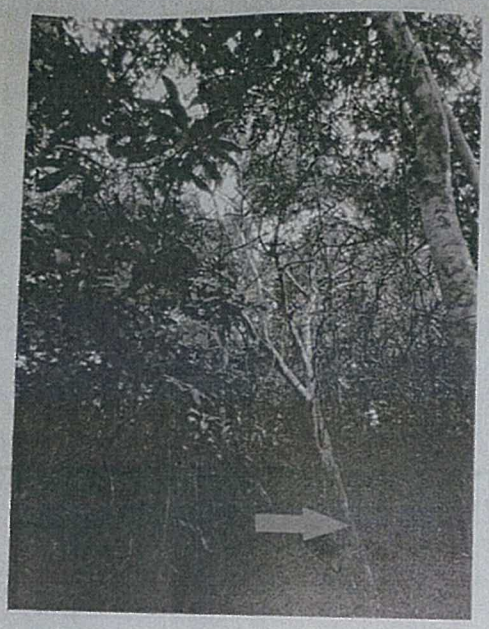
T098 Bridelia tomentosa 土蜜樹



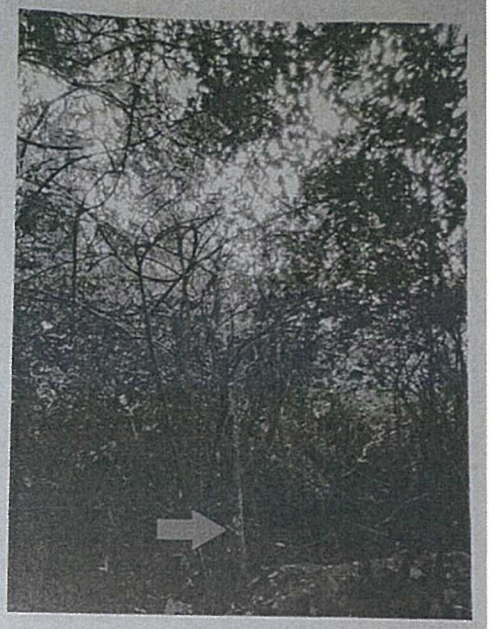
T099 Cinnamomum camphora 樟樹



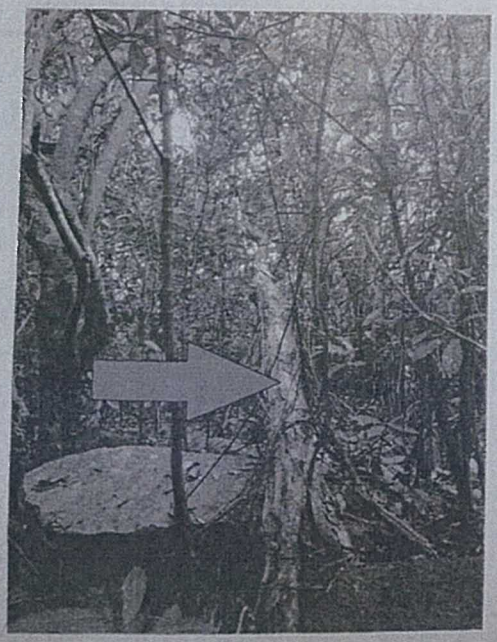
T100 Symplocos cochinchinensis 黃牛奶樹



T101 Symplocos cochinchinensis 黃牛奶樹



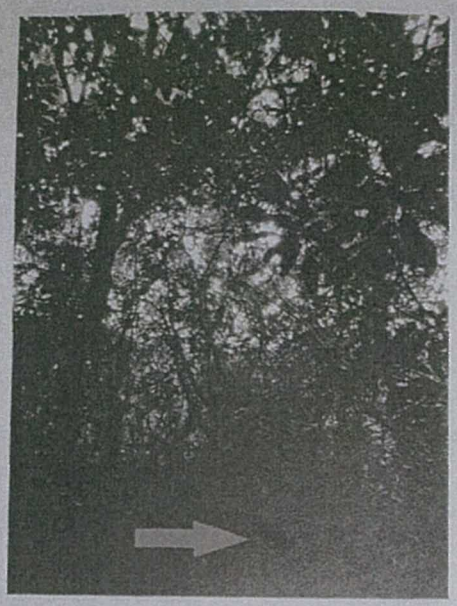
T102 Symplocos cochinchinensis 黃牛奶樹



T103 Dead Tree 死樹



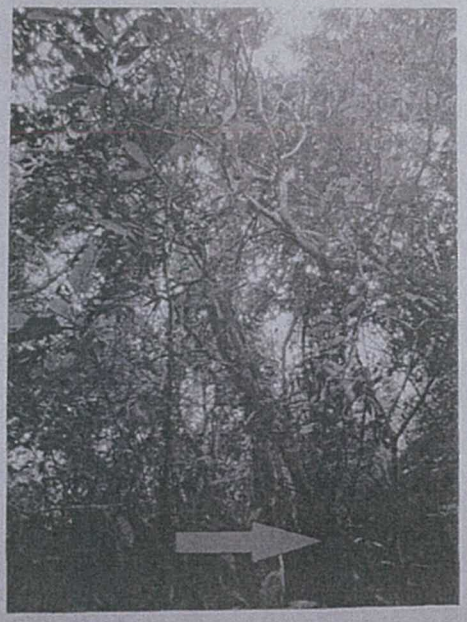
T104 Aporusa dioica 銀柴



T105 Schefflera heptaphylla 鵝掌柴



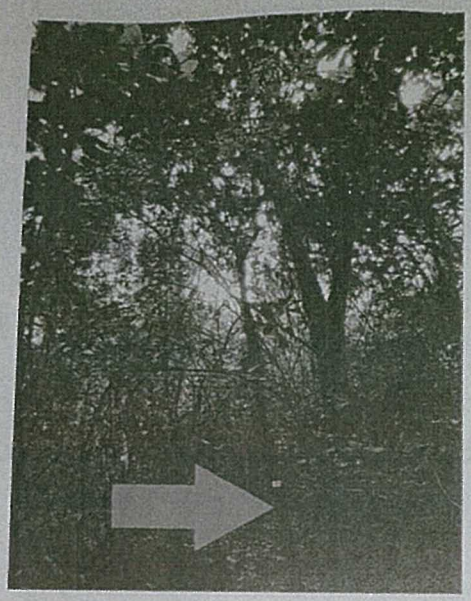
T106 Schefflera heptaphylla 鵝掌柴



T107 Viburnum odoratissimum 珊瑚樹



T108 Cinnamomum camphora 樟樹



T109 Viburnum odoratissimum 珊瑚樹



T110 Mallotus paniculatus 白楸



T111 Alangium chinense 八角楓



T112 Alangium chinense 八角楓



T113 Mallotus paniculatus 白楸



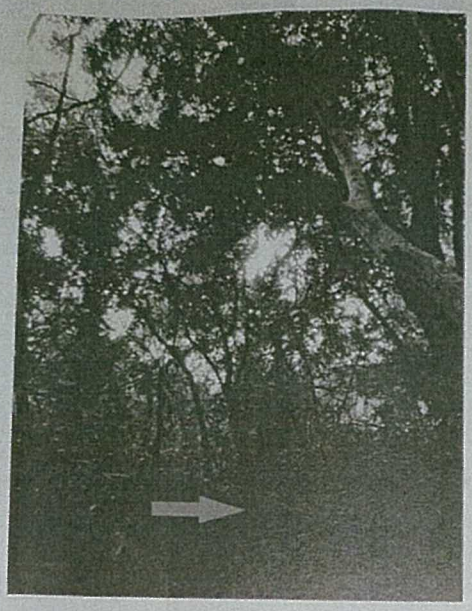
T114 Viburnum odoratissimum 珊瑚樹



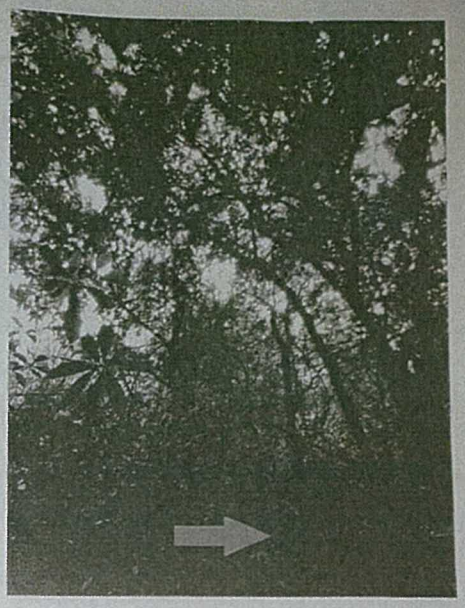
T115 Symplocos cochinchinensis 黃牛奶樹



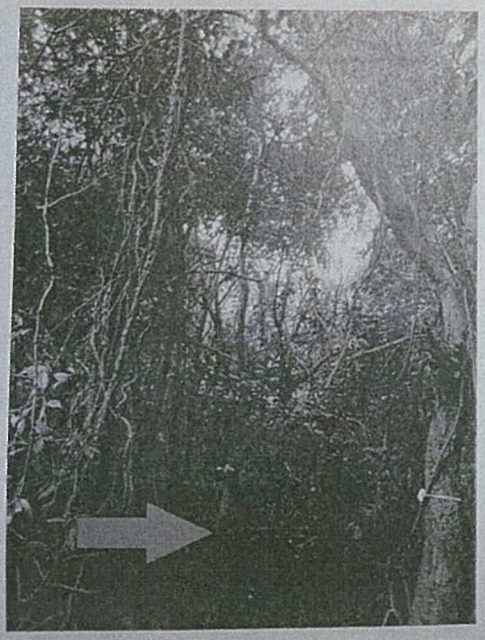
T116 Rhus succedanea 野漆樹



T117 Viburnum odoratissimum 珊瑚樹



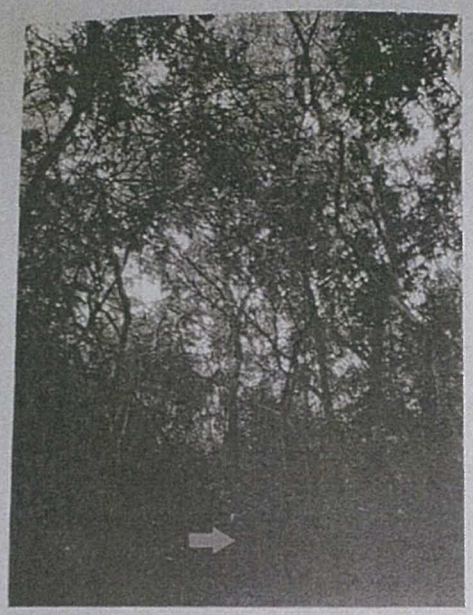
T118 Dead Tree 死樹



T119 Symplocos cochinchinensis 黃牛奶樹



T120 Cleistocalyx nervosum 水翁



T121 Cinnamomum camphora 樟樹



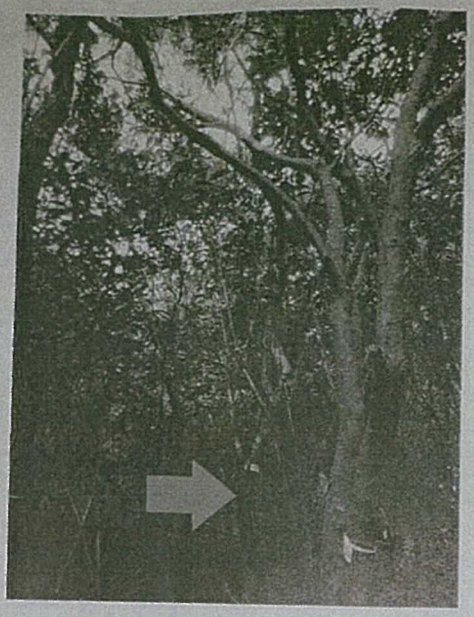
T122 Viburnum odoratissimum 珊瑚樹



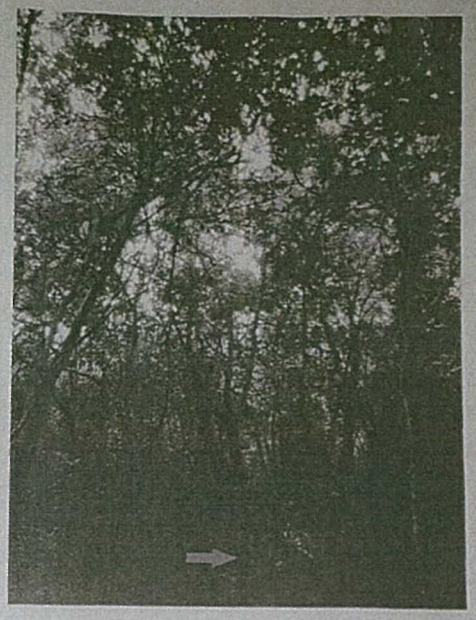
T123 Cinnamomum camphora 樟樹



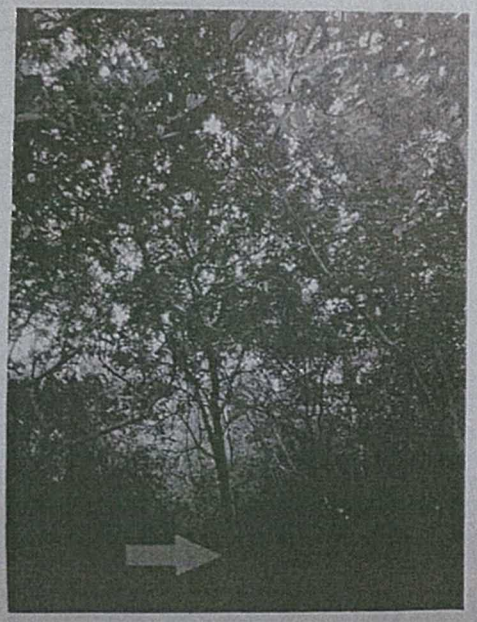
T124 Cinnamomum camphora 樟樹



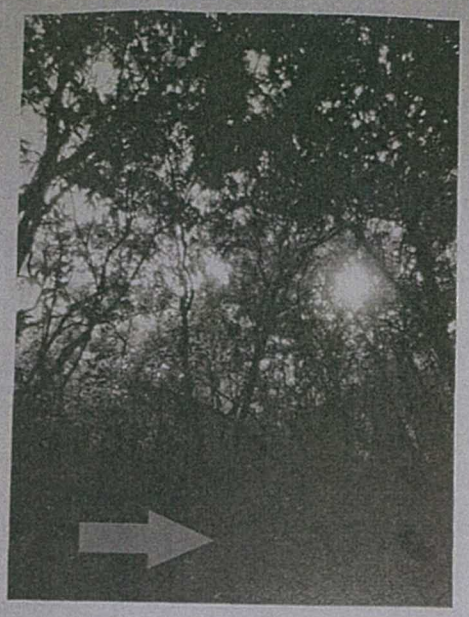
T125 Viburnum odoratissimum 珊瑚樹



T127 Ficus hispida 對葉榕



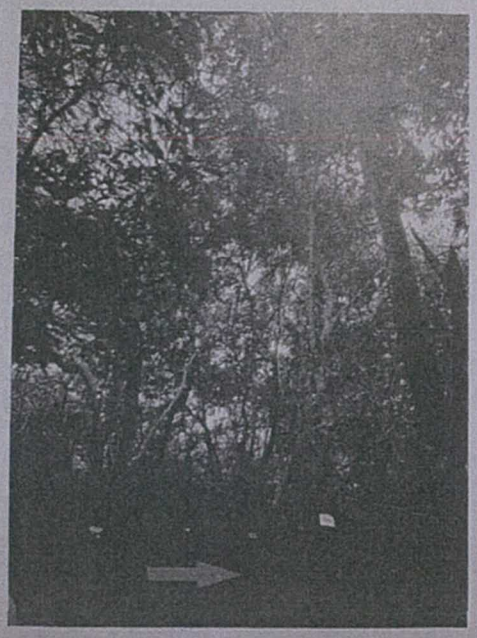
T128 Viburnum odoratissimum 珊瑚樹



T129 Viburnum odoratissimum 珊瑚樹

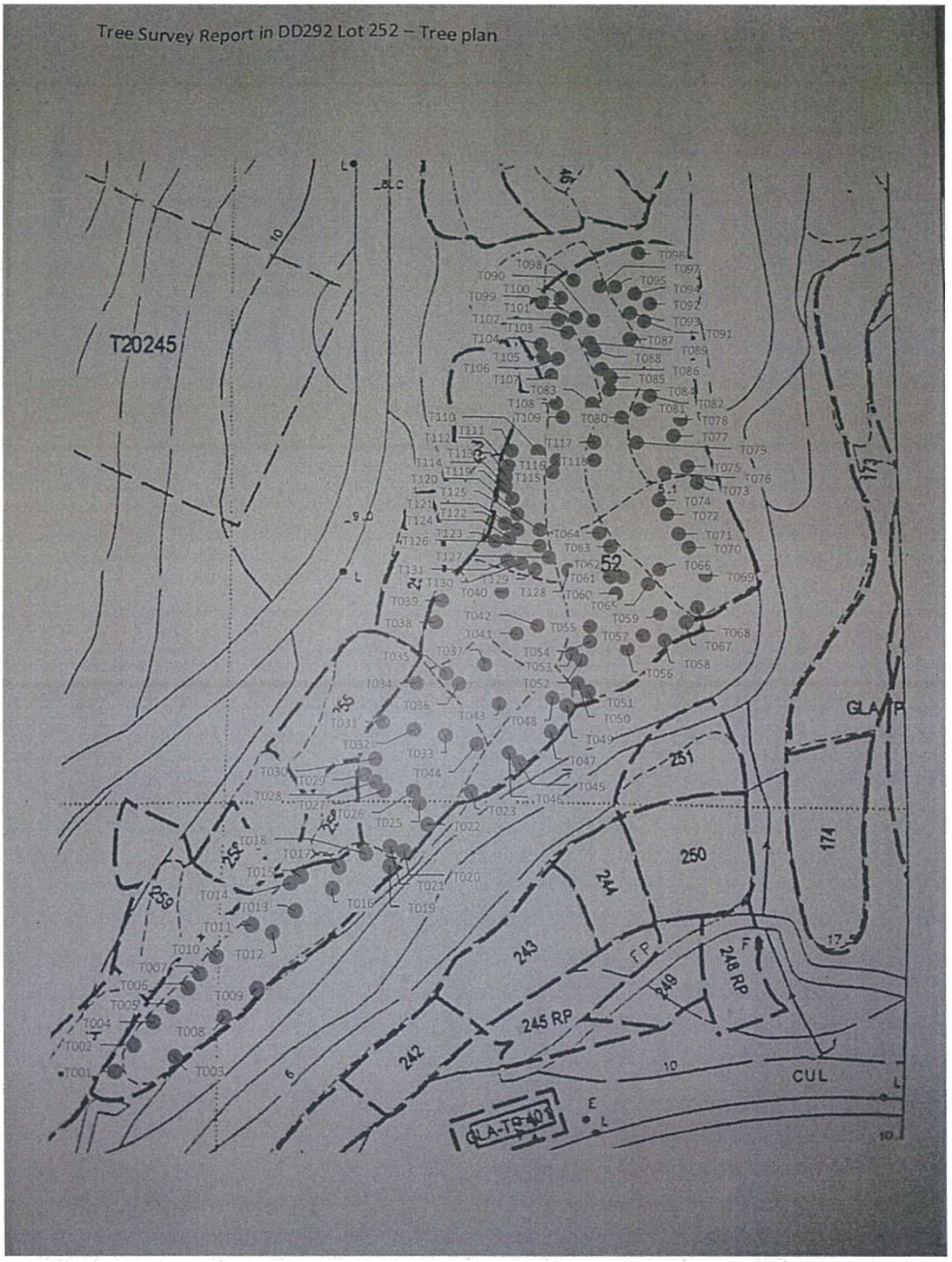


T130 Ficus hispida 對葉榕



T131 Viburnum odoratissimum 珊瑚樹

Tree Survey Report in DD292 Lot 252 – Tree plan



DPA/NE-TT/2

Tree Survey Report on Lot 431RP, 431SB, 431SA and Lot 427SA, 427SB, 427SC, 427RP, 427SB, 428SA, 428RP in DD292, Ha Yeung, Sai Kung, New Territories

Prepared by: Lo Wai Kit

ISA CA no. HK-546A

Signature: Alex

Date: 29 Mar 2015

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1. Tree survey Methodology

1.1 Definition of tree

According to Lands Department's Practice Note Issue No. 7/2007, all existing trees with its trunk diameter measures 95mm or more at height of 1.3 above ground level were identified.

1.2 Individual Tree Survey

The following information and photo of each surveyed tree shall be recorded in Appendix A, B and C.

- Species
- Overall height
- Average crown spread
- Trunk diameter (D.B.H.)
- Health condition

1.3 Tree Assessment schedule

Tree Assessment schedule recorded the information and photo of the surveyed trees which is provide in Appendix A. Surveyed trees shall be checked to confirm whether the trees are:

- Included in the Register of 'Old and Valuable Trees' promulgated under Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004,
- 'Potential Old and Valuable Tree' in accordance with the criteria as set out in Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2004,
- Tree species included in the latest edition of the publication: Rare and Precious Plants of Hong Kong, issued by Agriculture Fisheries and Conservation Department,
- Potentially hazardous,

2 Terms used in the Tree Assessment Schedule

2.1 Tree No.

To easy identification and locating the surveyed tree, a tree no., stating from T001 and run in an ascending order, was assigned to each surveyed.

2.2 Species

Botanical names and Chinese names of the surveyed tree

2.3 Overall height

The height of tree measured from the ground level to the top of the tree.

2.4 Average spread

The diameter of the average spread of the canopy

2.5 Trunk diameter (D.B.H.)

The DBH refer to the trunk diameter of the tree at the breast height, which is 1.3m above ground in this study. The methods and standards of measuring DBH in this study followed the guideline issued by AFCD.

2.6 Health condition

Estimation according to the foliage, exposed roots, branches and trunks.

Very good (VG)	=	Trees of attractive form, large size and in very good health
Good (G)	=	Trees of good form, moderate to large size and in good health
Fair (F)	=	Trees of reasonable form, with few or no visible defects or health problems
Poor (P)	=	Trees of poor form, damaged or suffering from decay, dying back

2.7 Remark

Supplementary information observed on site or having the special condition listed in Section 1.3.

3 Tree survey finding

3.1 General description of exiting tree

Tree survey was conducted on 29 March 2015. There are 45 existing trees. The trees have the height ranged from 3m to 11m, spread ranged from 1m to 6m and DBH ranged from 100mm to 360mm.

There are 12 species identified in the survey. They are common in the lowland woodland in Hong Kong which are native species. The most abundant species is *Mallotus paniculatus*. The *Schefflera heptaphylla* is the second abundant species. The overall health condition ranged from Fair and there are 2 dead trees recorded. No 'Old and Valuable Tree' (OVT), 'Potential Old and Valuable Tree' (POVT) or the special condition listed in the section 1.3 are identified in the survey. Conditions listed in section 1.3 or specify recommendations are indicted in the "Remark" column of the Tree Assessment schedule.

3.2 Tree survey detail

Botanical name	Chinese name	Quantity
Alangium chinense	八角楓	4
Antidesma bunius	五味子	1
Aporusa dioica	銀柴	2
Bridelia tomentosa	土蜜樹	1
Cinnamomum camphora	樟樹	1
Elaeocarpus decipiens	杜英	1
Machilus pauhoi	刨花潤楠	1
Mallotus paniculatus	白楸	15
Osmanthus matsumuranus	牛矢果	1
Schefflera heptaphylla	鵝掌柴	11
Sterculia lanceolata	假蘋婆	2
Viburnum odoratissimum	珊瑚樹	3
Dead Tree	死樹	2
Total No. of Tree Surveyed		45

4 Recommendation on tree treatment

4.1 Criteria for recommendation

The main criteria for recommending tree treatment are listed in the following section.

4.1.1 Target

Targets are the property, people or activities associated with the area that could be affected by the tree failure (target zone). A tree cannot be a hazard without the presence of a target

4.1.2 Frequency of use of location

Frequency of use	Example
Constant use	Presence of a house next to a tree is "constant use" as the house is static and a pavement along Nathan Road with very busy pedestrian and vehicular flow is under "constant use".
Frequency use	A park with regular visitors
Intermittent use	A recreational cycling path used intermittently
Occasional use	Maintenance path with restricted access and limited to use by the maintenance party

4.1.3 Failure potential

Failure potential is the likelihood of failure of the defective parts

Rating	Definition
1 - Low	Defects are minor
2 - Medium	Defects are present and obvious;
3 - High	Defects are significant; defective parts could fail under normal weather condition.
4 - Severe	The defective parts have started or most likely to fail soon even without external loading or factor.

4.1.4 Size of parts

Size of parts rated according to the diameter of the part most likely to fail.

Rating	Diameter of the parts
1	<=150mm
2	151mm - 450mm
3	451mm – 750mm
4	>750mm

4.2 Recommendation on tree treatment

The health condition of the majority is fair. There is no target within the surveyed area. The overall risk is low. Species found in this site are common species which no additional protection and mitigation is needed. As the survey area is a woodland without target, no action is needed to remove the 2 dead trees in this stage.

Tree Assessment schedule

Tree Identification No.	Tree Species (Botanical Name)	Chinese Name (Hong Kong)	Tree Size			Health	Form	Amenity Value	Survival Rate after Transplanting			Remark
			Overall.Height (m)	Average Crown Spread (m)	Trunk Diameter - D.B.H. (mm)	Very Good (V) Good (G) Fair (F) Poor (P)	Very Good (V) Good (G) Fair (F) Poor (P)	High (H) Medium (M) Low (L)	High	Medium	Low	
T001	*Osmanthus matsumuranus*	牛矢果	8	3	115	F	F	M		X		
T002	*Schefflera heptaphylla*	鵝掌柴	8	4	306 (230, 150, 135)	F	F	M			X	
T003	*Schefflera heptaphylla*	鵝掌柴	9	4	230	F	F	M			X	
T004	*Viburnum odoratissimum*	珊瑚樹	8	3	120	F	F	M			X	
T005	*Alangium chinense*	八角楓	9	4	210	F	F	M			X	
T006	*Sterculia lanceolata*	假蘋婆	10	4	260	F	F	M			X	
T007	*Sterculia lanceolata*	假蘋婆	10	5	230	F	F	M			X	
T008	*Viburnum odoratissimum*	珊瑚樹	5	3	100	F	F	M		X		
T009	*Alangium chinense*	八角楓	10	4	198 (140, 140)	F	F	M			X	
T010	*Aporusa dioica*	銀柴	8	2	110	F	F	M			X	
T011	*Schefflera heptaphylla*	鵝掌柴	9	4	350	F	F	M			X	
T012	*Schefflera heptaphylla*	鵝掌柴	7	2	150	F	F	M			X	
T013	*Schefflera heptaphylla*	鵝掌柴	9	4	320	F	F	M			X	
T014	Dead Tree	死樹	5	1	140	P	P	L				Dead Tree
T015	*Alangium chinense*	八角楓	8	3	170	F	F	M			X	
T016	*Alangium chinense*	八角楓	9	5	350	F	F	M			X	
T017	*Schefflera heptaphylla*	鵝掌柴	10	5	340	F	F	M			X	
T018	*Machilus pauhoi*	刨花潤楠	11	6	360	F	F	M			X	
T019	*Antidesma bunius*	五味子	5	3	110	F	F	M			X	
T020	*Viburnum odoratissimum*	珊瑚樹	5	4	160	F	F	M		X		
T021	*Schefflera heptaphylla*	鵝掌柴	7	4	180	F	F	M			X	
T022	*Aporusa dioica*	銀柴	7	3	160	F	F	M			X	
T023	*Schefflera heptaphylla*	鵝掌柴	8	5	210	F	F	M			X	
T024	*Schefflera heptaphylla*	鵝掌柴	7	4	200	F	F	M			X	
T025	*Bridelia tomentosa*	土蜜樹	7	2	100	F	F	M			X	
T026	*Mallotus paniculatus*	白楸	8	2	100	F	F	M		X		
T027	*Mallotus paniculatus*	白楸	10	4	170	F	F	M		X		
T028	Dead Tree	死樹	7	3	100	P	P	L				Dead Tree
T029	*Mallotus paniculatus*	白楸	9	3	110	F	F	M		X		
T030	*Mallotus paniculatus*	白楸	7	2	100	F	F	M		X		
T031	*Mallotus paniculatus*	白楸	7	2	100	F	F	M		X		
T032	*Mallotus paniculatus*	白楸	11	4	170	F	F	M		X		
T033	*Cinnamomum camphora*	樟樹	11	6	358 (240, 220, 150)	F	F	M		X		
T034	*Mallotus paniculatus*	白楸	10	3	110	F	F	M		X		
T035	*Schefflera heptaphylla*	鵝掌柴	8	4	100	F	F	M			X	
T036	*Schefflera heptaphylla*	鵝掌柴	8	4	120	F	F	M			X	
T037	*Mallotus paniculatus*	白楸	9	4	156 (110, 110)	F	F	M		X		
T038	*Elaeocarpus decipiens*	杜英	10	4	200	F	F	M			X	

Tree Assessment schedule

Tree Identification No.	Tree Species (Botanical Name)	Chinese Name (Hong Kong)	Tree Size			Health	Form	Amenity Value	Survival Rate after Transplanting			Remark
			Overall Height (m)	Average Crown Spread (m)	Trunk Diameter - D.B.H. (mm)	Very Good (V) Good (G) Fair (F) Poor (P)	Very Good (V) Good (G) Fair (F) Poor (P)	High (H) Medium (M) Low (L)	High	Medium	Low	
T039	*Mallotus paniculatus*	白楸	9	3	110	F	F	M		X		
T040	*Mallotus paniculatus*	白楸	9	4	160	F	F	M		X		
T041	*Mallotus paniculatus*	白楸	9	4	110	F	F	M		X		
T042	*Mallotus paniculatus*	白楸	8	4	150	F	F	M		X		
T043	*Mallotus paniculatus*	白楸	9	4	110	F	F	M		X		
T044	*Mallotus paniculatus*	白楸	9	3	120	F	F	M		X		
T045	*Mallotus paniculatus*	白楸	9	4	130	F	F	M		X		

Prepared by: Lo Wai Kit Date: 29/3/2015

Note:

Tree Number	Tree numbers are corresponded to the tree survey plan
Tree Species	Tree species are identified with their Botanical name and Chinese Name
Height	Height of tree is measured in meters and are taken from the ground level to the top of tree
Trunk Diameter	Trunk Diameter (DBH) of tree is measured in meters and are taken at 1300mm height above ground level
Crown Spread	Crown Spread of trees is measured in meters

The health condition and form of each tree are evaluated according to the following critieria:

V	Trees of attractive form, large sizes and in very good health are classified as very good;
G	Trees of good form,moderate to large sizes and in very good health are classified as good;
F	Trees of reasonable form, with few or no visible defects or health problems are classified as being fair;
P	Trees that are poor form, badly damaged or clearly suffering from decay, dying backor effects of very heavy vine growth are classified as poor.

Each tree is also graded and assessed on its amenity value. The factors that are taken into consideration are conservation value, functional value, visual impact and aesthetic value.
The assessment of each tree was evaluated according to the following criteria:

H	Trees that are rare or protected species, Fung Shui significance or have high visual impact with good health condition and form are classified as high in amenity value;
M	Trees that are common species with average health condition and acceptable form are classified as medium in amenity value;
L	Trees that are common species with poor health and form are classified as low in amenity value



T001 Osmanthus matsumuranus 牛矢果



T002 Schefflera heptaphylla 鵝掌柴



T003 Schefflera heptaphylla 鵝掌柴



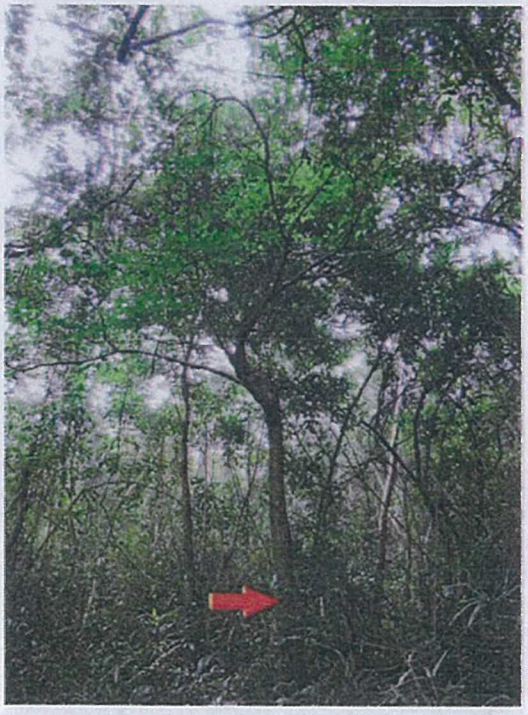
T004 Viburnum odoratissimum 珊瑚樹



T005 Alangium chinense 八角楓



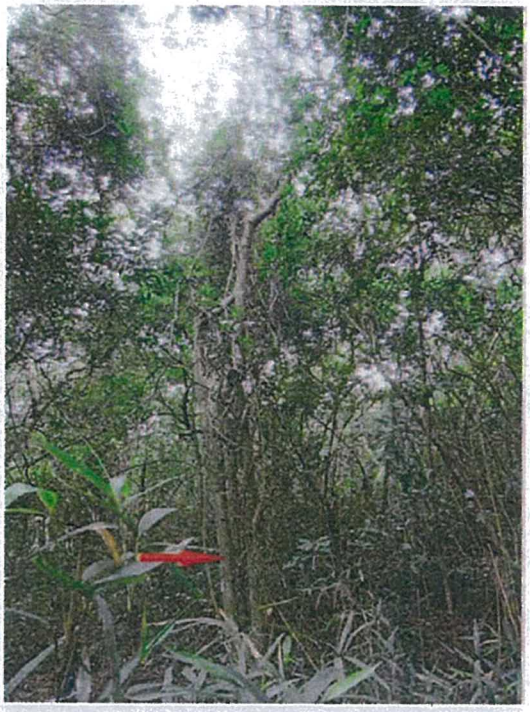
T006 Sterculia lanceolata 假蘋婆



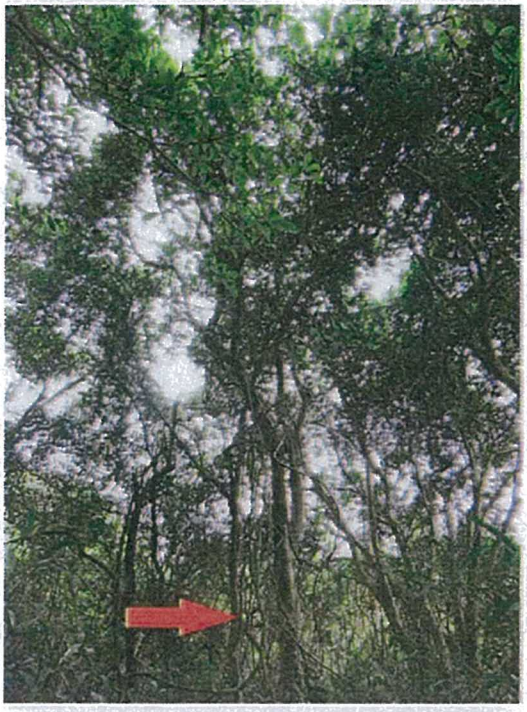
T007 Sterculia lanceolata 假蘋婆



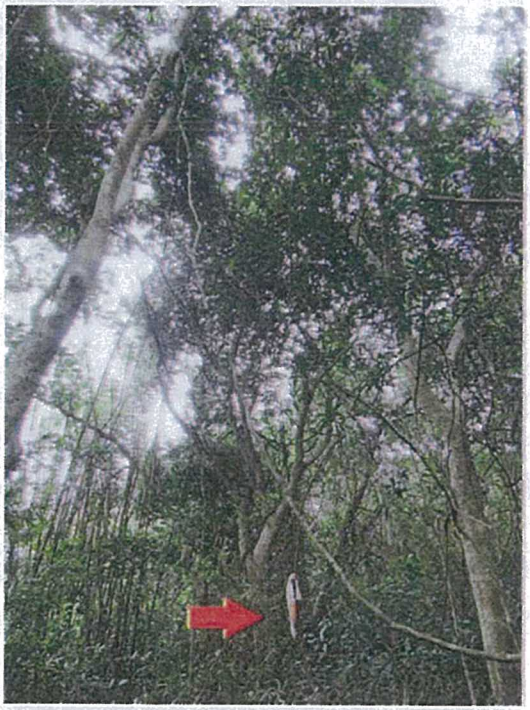
T008 Viburnum odoratissimum 珊瑚樹



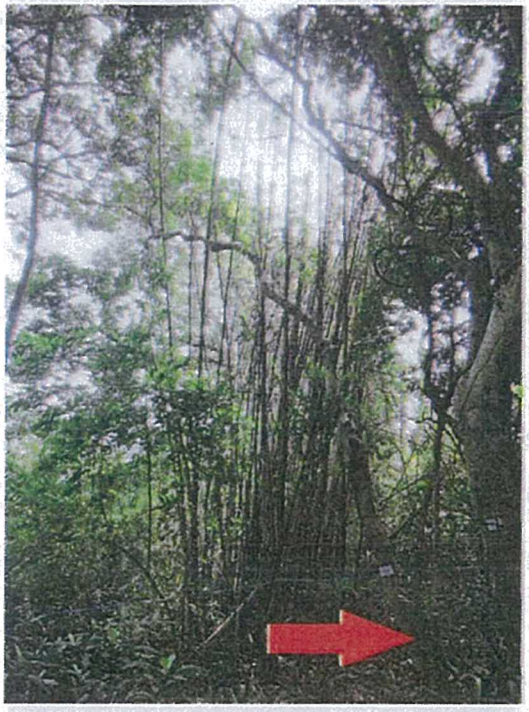
T009 Alangium chinense 八角楓



T010 Aporusa dioica 銀柴



T011 Schefflera heptaphylla 鵝掌柴



T012 Schefflera heptaphylla 鵝掌柴



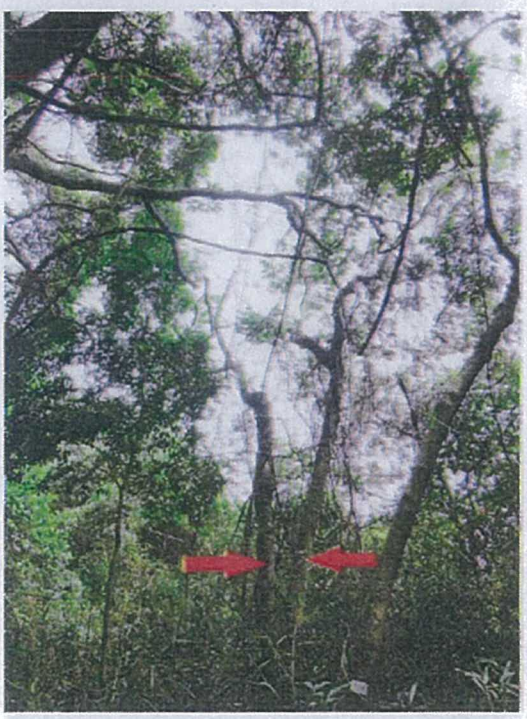
T013 Schefflera heptaphylla 鵝掌柴



T014 Dead Tree 死樹



T015 Alangium chinense 八角楓



T016 Alangium chinense 八角楓



T017 Schefflera heptaphylla 鵝掌柴



T018 Machilus pauhoi 刨花潤楠



T019 Antidesma bunius 五味子



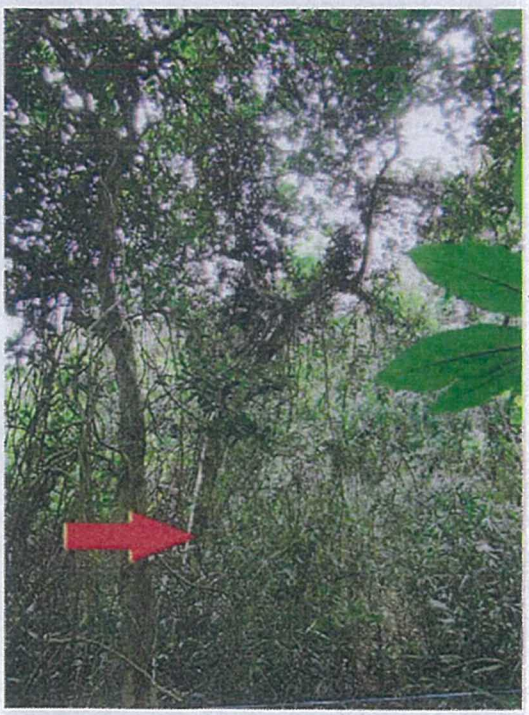
T020 Viburnum odoratissimum 珊瑚樹



T021 Schefflera heptaphylla 鵝掌柴



T022 Aporusa dioica 銀柴



T023 Schefflera heptaphylla 鵝掌柴



T024 Schefflera heptaphylla 鵝掌柴



T025 Bridelia tomentosa 土蜜樹



T026 Mallotus paniculatus 白楸



T027 Mallotus paniculatus 白楸



T028 Dead Tree 死樹



T029 Mallotus paniculatus 白楸



T030 Mallotus paniculatus 白楸



T031 Mallotus paniculatus 白楸



T032 Mallotus paniculatus 白楸



T033 Cinnamomum camphora 樟樹



T034 Mallotus paniculatus 白楸



T035 Schefflera heptaphylla 鵝掌柴



T036 Schefflera heptaphylla 鵝掌柴



T037 Mallotus paniculatus 白楸



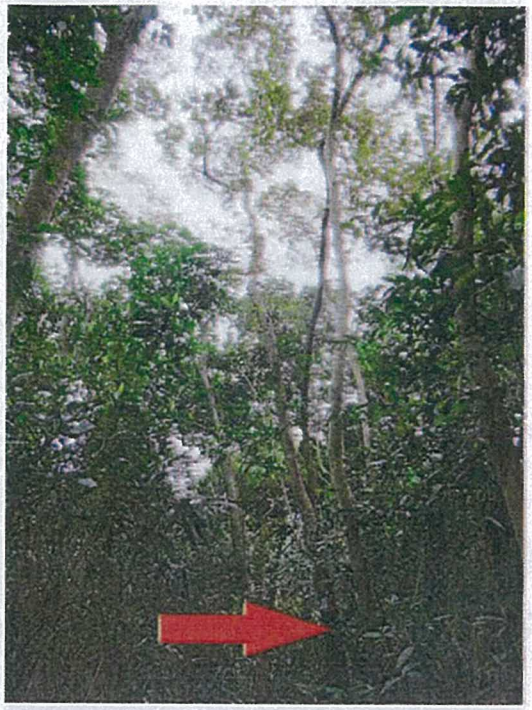
T038 Elaeocarpus decipiens 杜英



T039 Mallotus paniculatus 白楸



T040 Mallotus paniculatus 白楸



T041 Mallotus paniculatus 白楸



T042 Mallotus paniculatus 白楸



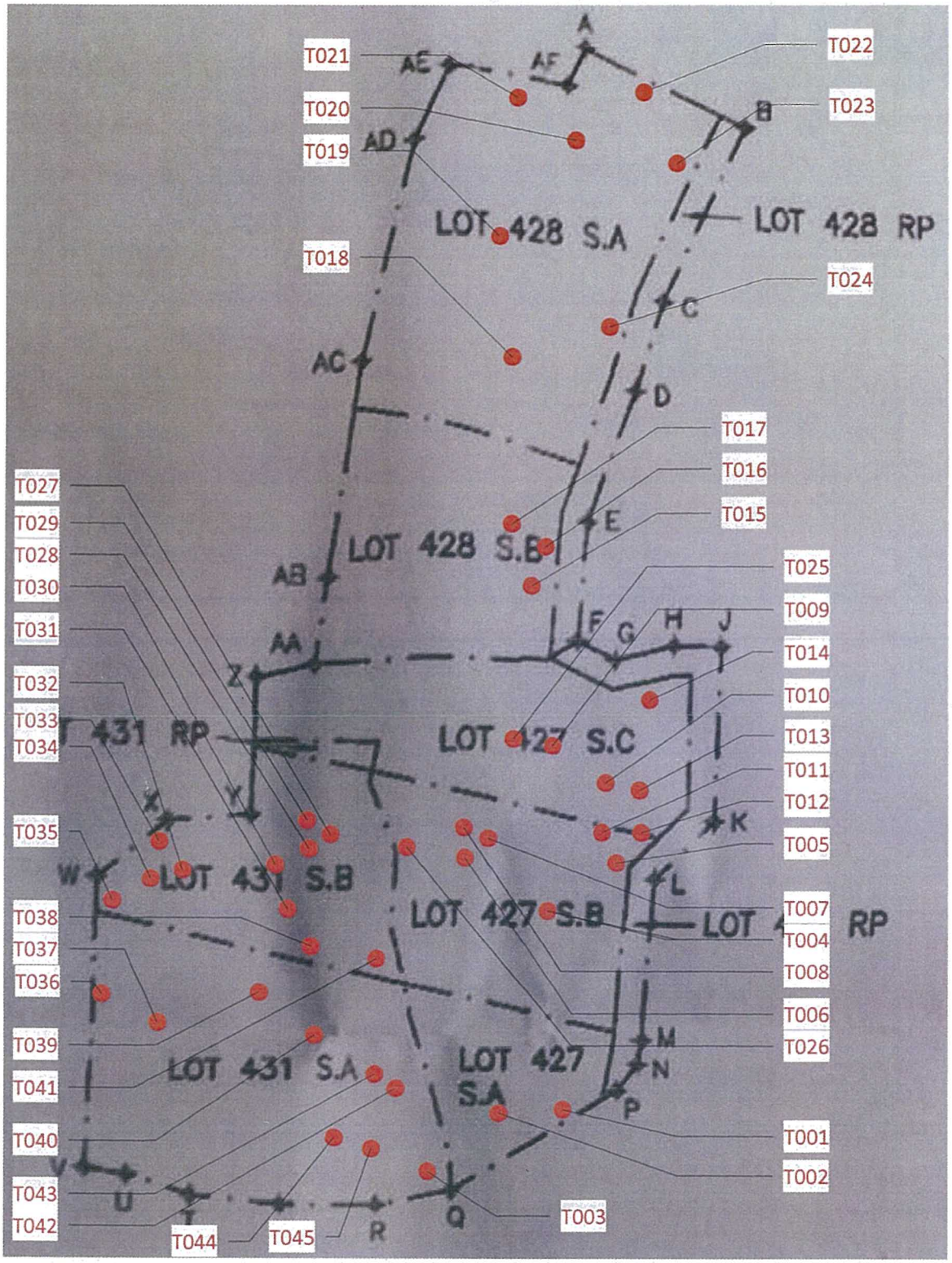
T043 Mallotus paniculatus 白楸



T044 Mallotus paniculatus 白楸

	
T045 Mallotus paniculatus 白楸	

DD292 Tree Survey Report – Tree plan



NO.
DATE

致：規劃署
江小姐

Tel: 21586043
Fax: 26912806

關於在2016年4月15日，已呈上一份
高塘下洋村(DD.292)的樹林報告.
作為規劃02p的資料和用途.

高塘下洋村
原居民代表
何偉成
Tel:
24-4-2016.

大埔區議會
環境、房屋及工程委員會
2016年第四次會議記錄

日　期：2016年5月11日(星期三)
時　間：下午2時30分
地　點：大埔區議會會議室

III. 《大灘、屋頭、高塘及高塘下洋分區計劃大綱草圖編號 S/NE TT/B》
(大埔區議會文件 EHW 36/2016 號)

9. 主席歡迎規劃署高級城市規劃師楊倩女士及助理城市規劃師江詩雅女士就是項議程出席會議。

10. 楊倩女士介紹上述文件。

11. 委員首輪的意見及提問如下：

(i) 有委員表示規劃署曾召開會議就題述大綱草圖諮詢西貢北鄉事委員會("西貢北鄉委會")，該會反對該圖，更有村民離席抗議。

(ii) 有委員指規劃署"搬龍門"，以"無人申請"及"發展壓力"為由拒絕劃設鄉村式發展地帶(即不論有需求與否，均難以擴大鄉村式發展地帶)。

(iii) 有委員指高塘下洋村北面屬郊野公園範圍，土地平坦，適合作鄉村式發展，但政府以該處種滿樹木及屬政府土地為由而拒絕將該處劃為"鄉村式發展"地帶。他續指高塘下洋村以南為私人農地，但規劃署以該處不在"認可鄉村範圍"為由而拒絕將該處劃作"鄉村式發展"地帶。

(iv) 有委員指規劃署經常以農地種滿樹木、景色與郊野公園接近為理由解釋為可把農地劃作"綠化地帶"，這只是政府一廂情願的想法。他續表示，有報道指村民因未能發展他們的農地而砍掉其上的所有樹木，政府提倡保育而分文不施，最終只會玉石俱焚。

(v) 有委員指規劃署建議鄉村式發展地帶較小的鄉村的村民“飛丁”到別的鄉村興建小型屋宇，但這說法不切實際。他解釋，“飛丁”政策要求原居民先在別的鄉村買下適合的私人農地申請興建小型屋宇，但此政策並不適用於在政府土地上的小型屋宇申請，而現時鄉村土地不但價值不菲，更是一地難求。他表示，村民強烈反對題述大綱草圖，並要求規劃署多撥土地供他們作合適發展。

12. 劉素梅女士回應，一般來說，“認可鄉村範圍”是指在1972年12月1日實施小型屋宇政策前，在該認可鄉村興建的最後一間村屋其邊沿起計300呎的範圍。“飛丁”政策指原居民於同一鄉事委員會轄下的其他認可鄉村內的私人土地上申請興建小型屋宇，但有關申請必須在相關鄉村的村民不反對下才可獲考慮。

13. 楊倩女士回應如下：

(i) 大灘、屋頭、高塘及高塘下洋地區屬於郊野公園的不包括土地。就“鄉村式發展”地帶的劃設，政府除了考慮小型屋宇的需求和發展，亦須考慮該區的保育價值、景觀特色、環境狀況及基礎設施等因素。相關政府部門的主要關注包括不應侵佔具生態或景觀價值的地方。

(ii) 土力工程處指該區位於陡峭的天然山坡下，可能會受山泥傾瀉的天然山坡災害影響。

(iii) 基於對排污的關注，環保署亦認為大幅擴展“鄉村式發展”地帶並不理想，亦有政府部門指出該區近年有干擾天然環境的活動。

(iv) 大綱草圖建議的“鄉村式發展”地帶佔地約5.40公頃，比發展審批地區圖增加了2.36公頃。

(v) 北潭路位於西貢東郊野公園範圍內，屬限制使用通道，車輛必須取得相關部門發出的許可證才可以進入關閘。

(vi) 規劃署在劃設“鄉村式發展”地帶時，先要考慮及分析“認可鄉村範圍”內的土地狀況。高塘下洋的鄉村在“認可鄉村範圍”的東部，西北部份為林地，附近多為斜坡，因此不適宜將該片土地劃作“鄉村式發展”地帶。而高塘下洋村以東為林地、灌木林及季節性濕草地，亦有天然河溪流經該區，漁護署認為將該區劃作“綠化地帶”可以恰當地保護這些地方。

14. 有委員指雖然高塘下洋位於斜坡下，但該斜坡並非十分傾斜，當局應考慮讓村民進行護土工程，以便在該處興建小型屋宇。

15. 主席表示，委員會尊重當區議員及西貢北鄉事委員會的意見，反對《大灘、屋頭、高塘及高塘下洋分區計劃大綱草圖編號 S/NE TT/B》。

Submission from KFBG received on 24.3.2016

Annex VII-1

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand groups

轉寄: KFBG's preliminary comments regarding the land use zonings for Ping Chau, Tai Po Kau and Cheung Sheung , and also the preliminary OZP of Tai Tan , Uk Tau, Ko Tong and Ko Tong Ha Yeung

From: Tony Nip
To:
Cc:

Date: 24/03/2016 15:25
Subject: KFBG's preliminary comments regarding the land use zonings for Ping Chau , Tai Po Kau and Cheung Sheung, and also the preliminary OZP of Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung

Dear David and Channy,

Please see below. Sorry for the late reply as we are extremely busy at the moment for many public consultations by the Government.

Ping Chau:

We should have mentioned in out previous submission that Tung Ping Chau is surrounded by a Marine Park and a long coastline with the best developed shallow-water community of fringing corals in Hong Kong. We wish to strongly state that this vital piece of information is very important as the designation of Village Type Development (V) zone would have a very high potential to severely impact this Marine Park with its coral communities of exceptional quality through the discharge of wastewaters.

In the draft DPA, it is now being suggested that several V zones are proposed to be set up in Tung Ping Chau, and in these zones "eating place" is an always permitted use at the ground floor of the always permitted New

Territories Exempted House (NTEH).

There is no existing/ planned sewerage system/ sewage treatment facility on the island, the septic tank and soak away pit system would be the only means to collect sewage generated from the V zone. Please consider, if in the future many restaurants are operated on Tung Ping Chau, how the waste water generated can/ would be properly treated?

The Tung Ping Chau area forms part of the migration pathway of water birds, seabirds and land birds. Bird species of conservation concern recorded in Tung Ping Chau include: the Eastern Cattle Egret, Chinese Pond Heron, Black-crowned Night Heron, Striated Heron, White-bellied Sea Eagle, Peregrine Falcon, Greater Sand Plover, Grey-tailed Tattler, Sharp-tailed Sandpiper, Ruddy Turnstone, Emerald Dove and Collared Crow. We are concerned that the V zones would attract even more human activities and, thus, would have undesirable effects upon these birds.

To conclude, we strongly urge that the Planning Department to very carefully re-consider the planning intention to draw up locations and sizes of the V zones on this relatively distant and remote outlying island with limited access, and the planning consideration for the proposed OZP should follow the approach of the Tai Long Wan OZP. Any building of a NTEH should also require planning permission. In addition, the item "eating place" should not be an always permitted use on the ground floor of an NTEH and planning permission should be required for this kind of use of premises. Only with the provision of these planning controls can we be certain that the surrounding Marine Park and its exceptional community of corals would be protected for the enjoyment of the general public who dive and snorkel in the scenic and spectacular underwater landscapes of Tung Ping Chau.

Tai Po Kau:

The Plan Area is mainly covered with tall dense woodland and pristine natural streams are found in the Area. In the Town Planning Board Paper No. 9581, it has already been mentioned that protected flora and fauna inhabit the Plan Area, such as Pavetta hongkongensis, Cibotium barometz, Ailantus fordii, the Hong Kong Paradise Fish (Macropodus hongkongensis) and the Hong Kong Newt (Paramesotriton hongkongensis). Besides, the Plan Area (three enclaves) is completely encircled by the Tai Po Kau Nature Reserve (TPKNR). We consider that the habitats within the enclaves are ecologically connected to the TPKNR.

The TPKNR is a popular place for nature lovers and hikers, as it is widely recognised as one of Hong Kong's best developed woodlands which supports a rich diversity of wild flora and fauna. According to the AFCD website1, TPKNR has over 100 species of trees, and from the Hong Kong Live Eco-map, AFCD has recorded 98 species of birds, 112 species of butterflies, 51 species of dragonflies, 17 species of freshwater fish and 36 species of herpetofauna in the area. We have also had discussions with various leading experts of the local flora and faunal groups, and, they have recorded over 200 species of birds (Hong Kong Bird Watching Society, pers. comm.), over 300 species of plants including about 142 species of trees (Dr. Jin-long Zhang from KFBG, pers. comm.) and over 600 species of moths (Dr. Roger Kendrick, pers. comm.) within the TPKNR. We consider that the nature reserve is simply one of the best ecological hot spots of Hong Kong which must be thoroughly protected.

As specified in the Notes of the Tai Po Kau DPA Plan, the replacement of an existing domestic building by a New Territories Exempted House is always permitted. But we would like to remind the Board that the Plan Area is completely surrounded by TPKNR and there is no village environs within the Plan Area. The enclave near Ngau Wu Tok is also within the upper indirect water gathering grounds.

We consider that any development within the enclaves would introduce significant ecological impacts to the locality (e.g., potential water

pollution from sewage and drainage discharges or increase light and human disturbance to the nearby habitats), which would in turn affect the natural ecology of TPKNR.

In order to protect this important ecological hotspot, we urge that these three enclaves should at least be zoned Conservation Area.

Cheung Sheung:

We notice that the TPB Paper No. 9560 already mentions the importance of the site as a popular hiking spot and outlines its high ecological importance. It is also a Priority Site under the New Nature Conservation Policy and is completely within the Water Gathering Grounds. There is also an Ecologically Important Stream (EIS) running through the site. We consider that these are fundamental reasons as to why no Village Type Development (V) zone should be designated within the area. In addition to the streams and freshwater marshes, the site is now largely covered with native woodlands.

We are in complete agreement with the DPA proposal that there should be no V zone within the site and this planning condition should also prevail in the future OZP. We consider that the whole site should be zoned "Conservation Area", as this can truly reflect its recognised (and existing) conservation importance.

Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung:

We should have introduced to you our technical report which documents the ecological importance of six Sai Kung CP enclaves, including the captioned one (see this link: http://www.kfbg.org/upload/Documents/Free-Resources-Download/Report-and-Document/2013-KFBG-Sai-Kung-CP-enclaves-report-%28pdf%29.pdf).

In the report, we should have mentioned that most of the Ko Tong enclave is covered with secondary woodland (Figure 7 of our report). We do not consider that the term now used in the TPB Paper 10074, 'lowland forest/ mixed shrubland', can precisely reflect the importance of the wooded area now covered by the plan. Indeed, there is also a piece of fung shui woodland, as identified in our report, to the west of the existing Ko Tong village, but it is not indicated in the TPB Paper, and now this area is zoned GB only.

Also, in our report, the area to the north of the existing Uk Tau village is considered to be mainly covered with secondary woodland. But now this area is covered with a proposed V zone. We do not agree with this.

We consider that the well-wooded area, especially fung shui woodlands, as identified in our report should be zoned Conservation Area.

We also consider that now the V zone at Tai Tan is very close to the EIS to the north of the proposed V zone. We do not agree with this.

We consider the V zone(s) should not be touching the EIS and other watercourses. The riparian zones should be zoned CA.

Thank you. Any enquires please contact me.

Best Regards,

Tony Nip
Senior Ecologist
Ecological Advisory Programme
Kadoorie Farm and Botanic Garden Corporation
Lam Kam Rd., Tai Po, N.T., Hong Kong.

Submission from HKBWS received on 26.5.2016 **Annex VII-2**

Ms. YANG Ching, Channy
Senior Town Planner/ Country Park Enclaves Team 2,
Sha Tin, Tai Po and North District Planning Office,
Planning Department,
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.
(E-mail: ccyang@pland.gov.hk)

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

By email only

26 May 2016

Dear Ms. Yang,

Comments on the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan S/NE-TT/B

The Hong Kong Bird Watching Society (HKBWS) would like to thank the Planning Department for consulting environmental NGOs on the draft Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan (S/NE-TT/B). Our comments on the draft Plan are as below.

BirdLife INTERNATIONAL PARTNER 國際鳥盟成員

1. Ecological value of the Plan Area

1.1. The Plan Area is comprised of diverse habitat types, with the majority of the area being secondary woodland. Important habitat types like Fung Shui woodland, mangroves, marsh and natural streams are also present[1]. An Ecologically Important Stream (EIS) at Tai Tan as recognized by the Agriculture, Fisheries and Conservation Department (AFCD) flows through the secondary woodland and then drains into Ko Tong Hau[2].

1.2. From 2005 to 2014, HKBWS has recorded 107 species of birds in Tai Tan, Ko Tong and Uk Tau, which accounts for about one-fifth of total number of bird species recorded in Hong Kong[3]; among them, 24 species are of conservation concern (Appendix 1). Due to limited bird records received, the dataset may not be comprehensive to reflect the bird diversity in the whole Plan Area. However, from the existing dataset, a wide range of woodland birds species were recorded, including the uncommon[4] Ashy Drongo (*Dicrurus leucophaeus*) and the rare[4] Eurasian Jay (*Garrulus glandarius*) which

[1] Kadoorie Farm and Botanic Garden. 2013. *Ecological and Conservation Importance of Six Sai Kung Country Park Enclaves*. Kadoorie Farm and Botanic Garden, Hong Kong Special Administrative Region. 108 pp.
[2] https://www.afcd.gov.hk/english/conservation/con_wet/streams_rivers_hk/Con_NSR/files/24_Tai_Tan.pdf
[3] Total bird species in Hong Kong is 531.
[4] HKBWS Hong Kong Bird Report 2013.

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香港註冊成立的法定慈善機構及無股本擔保有限公司
A charitable organization incorporated in Hong Kong with limited liability by guarantee

both are of local concern[5]. This indicates that the woodland habitat in the Plan Area is of high ecological value and is worthy of protection.

1.3. One of the species of conservation concern recorded is the Brown Fish Owl (*Ketupa zeylonensis*), which is a scarce resident in Hong Kong[4,6]. It is considered to be of regional concern[5] and is listed under Class II protection in the People's Republic of China List of Wild Animals[7]. This species feeds in undisturbed, unpolluted lowland streams and tidal creeks[6]. The woodlands in the Plan Area provide suitable roosting habitats for Brown Fish Owl, while the marshes and unpolluted natural streams and their riparian vegetation are suitable foraging grounds and perches for this species. We would like to emphasize the importance of the EIS and its surrounding natural habitats to this bird species given its specific habitat needs and the limited suitable locations with similar characteristics remaining in Hong Kong.

1.4. Raptors are top predators in the food web. The occurrence of Brown Fish Owl and other raptor species, such as Crested Serpent Eagle (*Spilornis cheela*), Bonelli's Eagle (*Aquila fasciata*) and White-bellied Sea Eagle (*Haliaeetus leucogaster*), indicates that the terrestrial, freshwater and marine ecosystem is in healthy condition, and should be well-protected from pollution and habitat destruction.

2. The Planning Department should not encourage "destroy first, develop later"

2.1. The various eco-vandalisms occurred in different locations in the Plan Area for the past two years were well-recognized and documented in the Planning Report on Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung (Planning Report)[8]. Among all the cases, we would like to highlight a case in Uk Tau.

2.2. In section 3.5.3 of the Planning Report, it stated "*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*". However, according to the habitat map of Uk Tau which was produced from survey data collected in late 2012[1], the area was originally a marsh. The landscape changes can be observed in Figure 11b of the Planning Report (Figure 1) and in Google Earth aerial photographs (Figure 2). We consider that not only trees and vegetation were cleared in Uk Tau, but we suspected that filling of land

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[5] Fellowes, J.R., Lau, M.W.N., Dudgeon, D., Reels, G.T., Ades, G.W.J., Carey, G.J., Chan, B.P.L., Kendrick, R.C., Lee, K.S., Leven, M.R., Wilson, K.D.P. and Yu, Y.T. (2002). Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. *Memoirs of the Hong Kong Natural History Society* No. 25, 123-160.

[6] Carey, G.J., Chalmers, M.L., Diskin, D.A., Kennerley, P.R., Leader, P.J., Leven, M.R., Lewthwaite, R.W., Melville, D.S., Turnbull, M. and Young, L. (2001). *The Avifauna of Hong Kong*. Hong Kong Bird Watching Society.

[7] List of Wild Animals under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989).

[8] Appendix IV of the TPB Paper No. 10074. The development pressure in the Plan Area is documented in Section 3.5 of the Planning Report and Figures 11a to 11g.

(i.e. the marsh) and site formation were conducted to establish the plant nursery. As such, loss in wetland and change in habitat type is resulted.

2.3. Even though "plant nursery" is a "always permitted use" under the covering Notes of the approved Tai Tan, Uk Tau, Ko Tong and Ko Ton Ha Yeung Development Permission Area (DPA) plan, it is stated in Remarks (b) of the "Unspecified Use" that "*any diversion of streams, filling of land/pond or excavation of land, including that to effect a change of use to...the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by the Government), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice if the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance*". Therefore, we consider that the activities/development in Uk Tau is actually violating the remarks as stated in the Notes of the DPA plan and can be regarded as an "unauthorized development" under the Town Planning Ordinance. We urge the PlanD to carefully look into this case before making any decisions on the zonings of the area.

2.4. The Planning Department (PlanD) and the Town Planning Board (TPB) should proactively deter "destroy first, develop later" as stated in a TPB press release in 2011, "*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*"[9]. We consider that the TPB's promise to deter "destroy first, develop later" should be followed.

2.5. The HKBWS strongly urges the PlanD to prepare the Village Type Development (V) zonings with care and take into consideration the undesirable precedent it sets for the preparation of other upcoming OZPs in Hong Kong. We consider that development zonings should not be granted after the site has suffered from eco-vandalism.

2.6. In the current preliminary draft OZP, we noticed the affected area in Uk Tau is included in the V zone. We are concerned such zoning would further legitimize any environmental destruction activities/unauthorized developments and provide incentives for developers/land owners to undertake eco-vandalism in hope of a development zoning in the future. We would like to know why this zoning decision is made which contradicts to the TPB's promise in 2011, and if PlanD or AFCD agreed or endorsed such decision.

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[9] Press Release – Town Planning Board adopts approaches to deter, "destroy first, build later" activities. 4 July 2011. Available at: http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm

3. Our recommendations

3.1. The HKBWS considers that an "Ecosystem Approach", which is the primary framework for action under the Convention on Biological Diversity[10], should be adopted to protect the various sensitive habitats in the Plan Area. We consider that the EIS and all natural streams (including their tributaries) should be protected by "Green Belt (1)" (GB(1)) or "Conservation Area" (CA) zone of 30 metres along both sides of the banks. This buffer zone with conservation zoning would protect the riparian vegetation and would prevent undesirable pollution from developments.

3.2. All woodlands, including both secondary woodland and Fung Shui woodland, should be protected by CA zone, instead of the current GB zone.

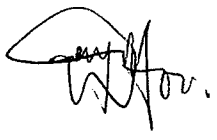
3.3. The V zones in Tai Tan should not encroach the riparian/buffer zone of the EIS and a natural stream as the pollutants from soakaway systems associated with small house developments would contaminate the streams and the sheltered Ko Tong Hau.

3.4. We consider the current Uk Tau V zone should be reverted back to the boundary in the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung DPA plan.

3.5. The introduction of planning control alone could not fully protect the sites from activities such as unauthorized tree felling and vegetation removal. In order to fully protect the ecological and landscape values of the site, as well as the overall value of the surrounding Sai Kung East and West Country Park, the Authority should consider including Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung into the Sai Kung East and West Country Park following detailed assessments and public consultation. HKBWS believes that Tai Ho and surrounding areas are qualified for such purpose given its value in terms of ecology, landscape and built heritage.

Thank you for your kind attention and we hope that the Planning Department would take our comments into consideration.

Yours sincerely,



Woo Ming Chuan
Conservation Officer, The Hong Kong Bird Watching Society

cc. The Conservancy Association, Designing Hong Kong, Kadoorie Farm and Botanic Garden, WWF – Hong Kong

[10] https://www.cbd.int/ecosystem/

Figure 1. Aerial photo on the gazette date of the draft DPA plan (top) and recent aerial photo (bottom) extracted from Figure 11b of the Planning Report for Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung. The marsh at Uk Tau is approximately indicated by the yellow circle.

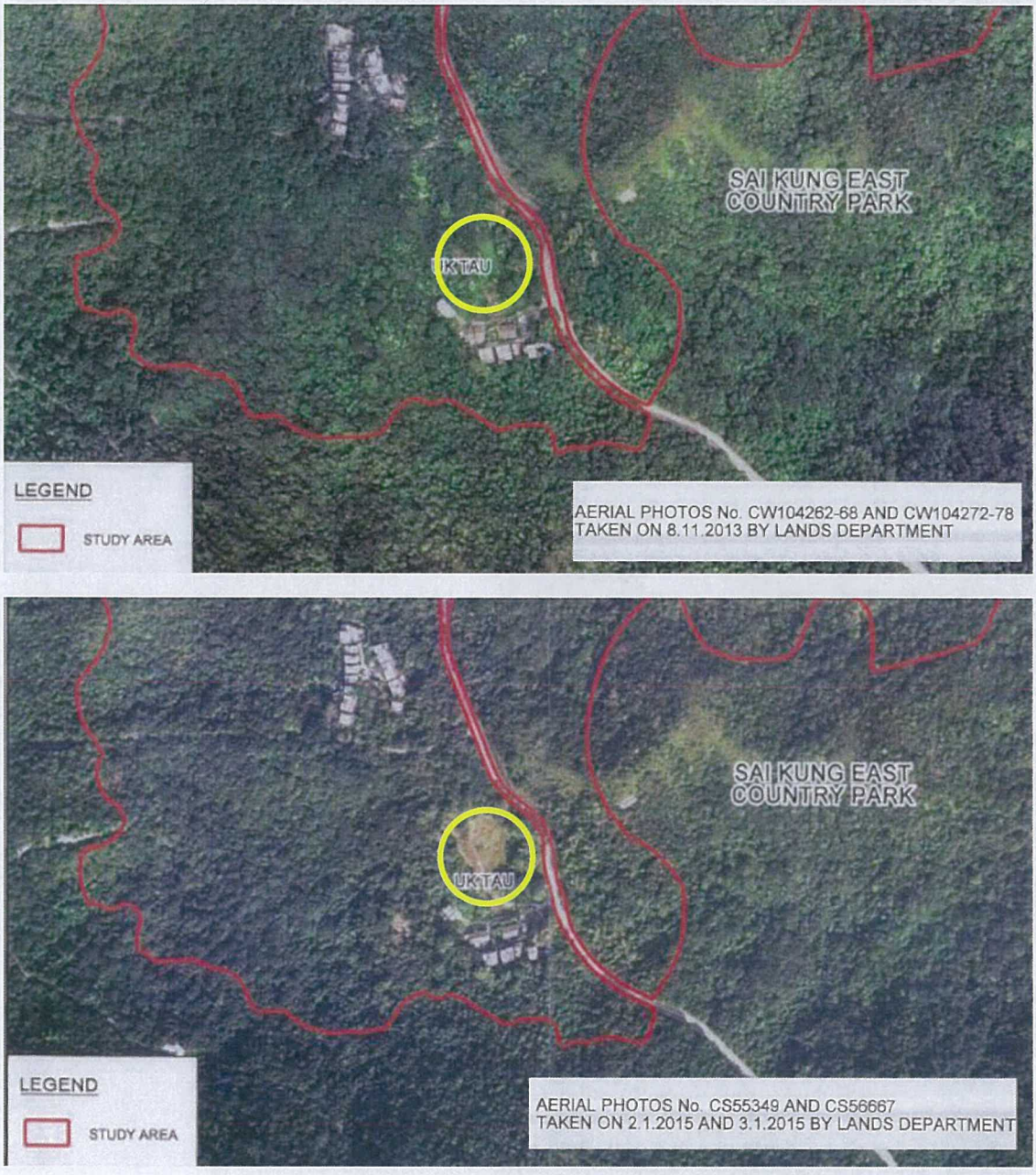


Figure 2. The habitat map showing the marsh at Uk Tau and Google Earth aerial photographs showing the changes in landscape at the subject sites in Uk Tau (the approximate location is indicated by the yellow circle).





6 November 2012



5 April 2014



1 January 2015

Appendix 1 - HKBWS Internal Bird Records for Tai Tan, Uk Tau and Ko Tong from 2005 to 2014

No.	Common Name[1]	Chinese Name	Scientific Name	Level of Concern[4]	Protection Status in China[5]	China Red Data Book[6]	IUCN Red List (Version 2013.1)[7]	CITIES
1	**Great Egret**[9]	大白鷺	*Ardea alba*	PRC (RC)	-	-	-	-
2	Eastern Cattle Egret[9]	牛背鷺	*Bubulcus coromandus*	(LC)	-	-	-	-
3	**Chinese Pond Heron**[9]	池鷺	*Ardeola bacchus*	PRC (RC)	-	-	-	-
4	**Black Kite**[8][9]	黑鳶	*Milvus migrans*	(RC)	Class II	-	-	2
5	**White-bellied Sea Eagle**[8][9]	白腹海鵰	*Haliaeetus leucogaster*	(RC)	Class II	-	-	2
6	**Crested Serpent Eagle**[8]	蛇鵰	*Spilornis cheela*	(LC)	Class II	Vulnerable	-	2
7	**Crested Goshawk**[8]	鳳頭鷹	*Accipiter trivirgatus*	-	Class II	Rare	-	2
8	**Eastern Buzzard**[8][9]	普通鵟	*Buteo japonicus*	-	Class II	-	-	2
9	**Bonelli's Eagle**[8][9]	白腹隼鵰	*Aquila fasciata*	(RC)	Class II	Rare	-	2
10	**Common Kestrel**[8]	紅隼	*Falco tinnunculus*	-	Class II	-	-	2
11	**Peregrine Falcon**[8][9]	遊隼	*Falco peregrinus*	(LC)	Class II	Rare	-	1
12	Chinese Francolin	中華鷓鴣	*Francolinus pintadeanus*	-	-	-	-	-
13	White-breasted Waterhen[9]	白胸苦惡鳥	*Amaurornis phoenicurus*	-	-	-	-	-
14	Little Ringed Plover[9]	金眶鴴	*Charadrius dubius*	(LC)	-	-	-	-
15	Eurasian Woodcock	丘鷸	*Scolopax rusticola*	-	-	-	-	-
16	Domestic Pigeon	原鴿	*Columba livia*	-	-	-	-	-
17	Spotted Dove	珠頸斑鳩	*Spilopelia chinensis*	-	-	-	-	-
18	**Common Emerald Dove**	綠翅金鳩	*Chalcophaps indica*	-	-	Vulnerable	-	-
19	Chestnut-winged Cuckoo	紅翅鳳頭鵑	*Clamator coromandus*	-	-	-	-	-
20	Large Hawk Cuckoo	大鷹鵑	*Hierococcyx sparverioides*	-	-	-	-	-
21	Indian Cuckoo	四聲杜鵑	*Cuculus micropterus*	-	-	-	-	-
22	Plaintive Cuckoo	八聲杜鵑	*Cacomantis merulinus*	-	-	-	-	-
23	Asian Koel	噪鵑	*Eudynamys scolopaceus*	-	-	-	-	-
24	**Greater Coucal**	褐翅鴉鵑	*Centropus sinensis*	-	Class II	Vulnerable	-	-
25	**Collared Scops Owl**[8]	領角鴞	*Otus lettia*	-	Class II	-	-	2
26	**Brown Fish Owl**[8]	褐漁鴞	*Ketupa zeylonensis*	RC	Class II	-	-	2
27	**Asian Barred Owlet**[8]	斑頭鴗鴞	*Glaucidium cuculoides*	-	Class II	-	-	2
28	Pacific Swift	白腰雨燕	*Apus pacificus*	(LC)	-	-	-	-
29	House Swift	小白腰雨燕	*Apus nipalensis*	-	-	-	-	-
30	Common Kingfisher[9]	普通翠鳥	*Alcedo atthis*	-	-	-	-	-
31	White-throated Kingfisher[9]	白胸翡翠	*Halcyon smyrnensis*	(LC)	-	-	-	-
32	Oriental Dollarbird	三寶鳥	*Eurystomus orientalis*	-	-	-	-	-
33	Great Barbet	大擬啄木鳥	*Psilopogon virens*	-	-	-	-	-
34	Barn Swallow	家燕	*Hirundo rustica*	-	-	-	-	-
35	Asian House Martin	煙腹毛腳燕	*Delichon dasypus*	-	-	-	-	-
36	Eastern Yellow Wagtail	東黃鶺鴒	*Motacilla tschutschensis*	-	-	-	-	-
37	Grey Wagtail	灰鶺鴒	*Motacilla cinerea*	-	-	-	-	-
38	White Wagtail	白鶺鴒	*Motacilla alba*	-	-	-	-	-
39	Olive-backed Pipit	樹鷚	*Anthus hodgsoni*	-	-	-	-	-
40	**Grey-chinned Minivet**	灰喉山椒鳥	*Pericrocotus solaris*	LC	-	-	-	-
41	Scarlet Minivet	赤紅山椒鳥	*Pericrocotus speciosus*	-	-	-	-	-
42	Red-whiskered Bulbul	紅耳鵯	*Pycnonotus jocosus*	-	-	-	-	-
43	Chinese Bulbul	白頭鵯	*Pycnonotus sinensis*	-	-	-	-	-
44	Mountain Bulbul	綠翅短腳鵯	*Ixos mcclellandii*	-	-	-	-	-
45	Chestnut Bulbul	栗背短腳鵯	*Hemixos castanonotus*	-	-	-	-	-
46	**Orange-bellied Leafbird**	橙腹葉鵯	*Chloropsis hardwickii*	LC	-	-	-	-
47	Long-tailed Shrike	棕背伯勞	*Lanius schach*	-	-	-	-	-
48	**Lesser Shortwing**	白喉短翅鶲	*Brachypteryx leucophris*	LC	-	-	-	-
49	Rufous-tailed Robin	紅尾歌鴝	*Larvivora sibilans*	-	-	-	-	-
50	Red-flanked Bluetail	紅脇藍尾鴝	*Tarsiger cyanurus*	-	-	-	-	-
51	Oriental Magpie Robin	鵲鴝	*Copsychus saularis*	-	-	-	-	-
52	Daurian Redstart	北紅尾鴝	*Phoenicurus auroreus*	-	-	-	-	-
53	Stejneger's Stonechat	黑喉石(即鳥)	*Saxicola stejnegeri*	-	-	-	-	-
54	Blue Whistling Thrush	紫嘯鶇	*Myophonus caeruleus*	-	-	-	-	-
55	White's Thrush	懷氏地鶇	*Zoothera aurea*	-	-	-	-	-
56	Japanese Thrush	烏灰鶇	*Turdus cardis*	-	-	-	-	-
57	Chinese Blackbird	烏鶇	*Turdus mandarinus*	-	-	-	-	-
58	Grey-backed Thrush	灰背鶇	*Turdus hortulorum*	-	-	-	-	-
59	Pale Thrush	白腹鶇	*Turdus pallidus*	-	-	-	-	-
60	Streak-breasted Scimitar Babbler	棕頸鉤嘴鸝	*Pomatorhinus ruficollis*	-	-	-	-	-
61	Pygmy Wren-babbler	小鷦鸝	*Pnoepyga pusilla*	-	-	-	-	-
62	**Rufous-capped Babbler**	紅頭穗鸝	*Stachyridopsis ruficeps*	LC	-	-	-	-
63	Masked Laughingthrush	黑臉噪鸝	*Garrulax perspicillatus*	-	-	-	-	-
64	Greater Necklaced Laughingthrush	黑領噪鸝	*Garrulax pectoralis*	-	-	-	-	-
65	Black-throated Laughingthrush	黑喉噪鸝	*Garrulax chinensis*	-	-	-	-	-
66	**Chinese Hwamei**	畫眉	*Garrulax canorus*	-	-	-	-	2
67	Blue-winged Minla	藍翅希鸝	*Minla cyanouroptera*	-	-	-	-	-
68	Asian Stubtail	鱗頭樹鶯	*Urosphena squameiceps*	-	-	-	-	-
69	Japanese Bush Warbler	日本樹鶯	*Horornis diphone*	-	-	-	-	-
70	Brown-flanked Bush Warbler	強腳樹鶯	*Horornis fortipes*	-	-	-	-	-
71	Russet Bush Warbler	高山短翅鶯	*Locustella mandelli*	-	-	-	-	-
72	Yellow-bellied Prinia	黃腹鵲鶯	*Prinia flaviventris*	-	-	-	-	-
73	Mountain Tailorbird	金頭縫葉鶯	*Phyllergates cuculatus*	-	-	-	-	-
74	Common Tailorbird	長尾縫葉鶯	*Orthotomus sutorius*	-	-	-	-	-
75	Dusky Warbler	褐柳鶯	*Phylloscopus fuscatus*	-	-	-	-	-
76	Pallas's Leaf Warbler	黃腰柳鶯	*Phylloscopus proregulus*	-	-	-	-	-
77	Yellow-browed Warbler	黃眉柳鶯	*Phylloscopus inornatus*	-	-	-	-	-
78	Arctic Warbler	極北柳鶯	*Phylloscopus borealis*	-	-	-	-	-
79	Dark-sided Flycatcher	烏鶲	*Muscicapa sibirica*	-	-	-	-	-
80	Asian Brown Flycatcher	北灰鶲	*Muscicapa latirostris*	-	-	-	-	-
81	Verditer Flycatcher	銅藍鶲	*Eumyias thalassinus*	-	-	-	-	-
82	Red-throated Flycatcher	紅喉姬鶲	*Ficedula albicilla*	-	-	-	-	-
83	Blue-and-white Flycatcher	白腹姬鶲	*Cyanoptila cyanomelana*	-	-	-	-	-
84	Hainan Blue Flycatcher	海南藍仙鶲	*Cyornis hainanus*	-	-	-	-	-
85	Grey-headed Canary-flycatcher	方尾鶲	*Culicicapa ceylonensis*	-	-	-	-	-
86	Black-naped Monarch	黑枕王鶲	*Hypothymis azurea*	-	-	-	-	-

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No.	Common Name[1]	Chinese Name	Scientific Name	Level of Concern[4]	Protection Status in China[5]	China Red Data Book[6]	IUCN Red List (Version 2013.1)[7]	CITIES
87	Cinereous Tit	蒼背山雀	*Parus cinereus*	-	-	-	-	-
88	Fire-breasted Flowerpecker	紅胸啄花鳥	*Dicaeum ignipectus*	-	-	-	-	-
89	Scarlet-backed Flowerpecker	朱背啄花鳥	*Dicaeum cruentatum*	-	-	-	-	-
90	Fork-tailed Sunbird	叉尾太陽鳥	*Aethopyga christinae*	-	-	-	-	-
91	Japanese White-eye	暗綠繡眼鳥	*Zosterops japonicus*	-	-	-	-	-
92	Little Bunting	小鵐	*Emberiza pusilla*	-	-	-	-	-
93	Black-faced Bunting	灰頭鵐	*Emberiza spodocephala*	-	-	-	-	-
94	White-rumped Munia	白腰文鳥	*Lonchura striata*	-	-	-	-	-
95	Scaly-breasted Munia	斑文鳥	*Lonchura punctulata*	-	-	-	-	-
96	Eurasian Tree Sparrow	樹麻雀	*Passer montanus*	-	-	-	-	-
97	Black-collared Starling	黑領椋鳥	*Gracupica nigricollis*	-	-	-	-	-
98	White-shouldered Starling	灰背椋鳥	*Sturnia sinensis*	(LC)	-	-	-	-
99	Crested Myna	八哥	*Acridotheres cristatellus*	-	-	-	-	-
100	**Black-naped Oriole**	黑枕黃鸝	*Oriolus chinensis*	LC	-	-	-	-
101	**Ashy Drongo**	灰卷尾	*Dicrurus leucophaeus*	LC	-	-	-	-
102	Hair-crested Drongo	髮冠卷尾	*Dicrurus hottentottus*	-	-	-	-	-
103	**Eurasian Jay**	松鴉	*Garrulus glandarius*	LC	-	-	-	-
104	Red-billed Blue Magpie	紅嘴藍鵲	*Urocissa erythroryncha*	-	-	-	-	-
105	**Grey Treepie**	灰樹鵲	*Dendrocitta formosae*	LC	-	-	-	-
106	Eurasian Magpie	喜鵲	*Pica pica*	-	-	-	-	-
107	Large-billed Crow	大嘴烏鴉	*Corvus macrorhynchos*	-	-	-	-	-

Note:
(1) All wild birds are Protected under Wild Animal Protection Ordinance (Cap. 170)
(4) Fellowes et al. (2002): GC=Global Concern; LC=Local Concern; RC=Regional Concern; PRC=Potential Regional Concern; PGC: Potential Global Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in nesting and/or roosting sites rather than in general occurrence.
(5) List of Wild Animals Under State Protection (promulgated by State Forestry Administration and Ministry of Agriculture on 14 January, 1989). [國家重點保護野生動物名錄(1989年1月14日林業局及農業部發佈施行)]
(6) Zheng, G. M. and Wang, Q. S. (1998).
(7) IUCN (2013). IUCN Red List of Threatened Species. Version 2013.1
(8) Protected under Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)
(9) Wetland-dependent species (including wetland-dependent species and waterbirds)

Species of conservation interest is in bold type face