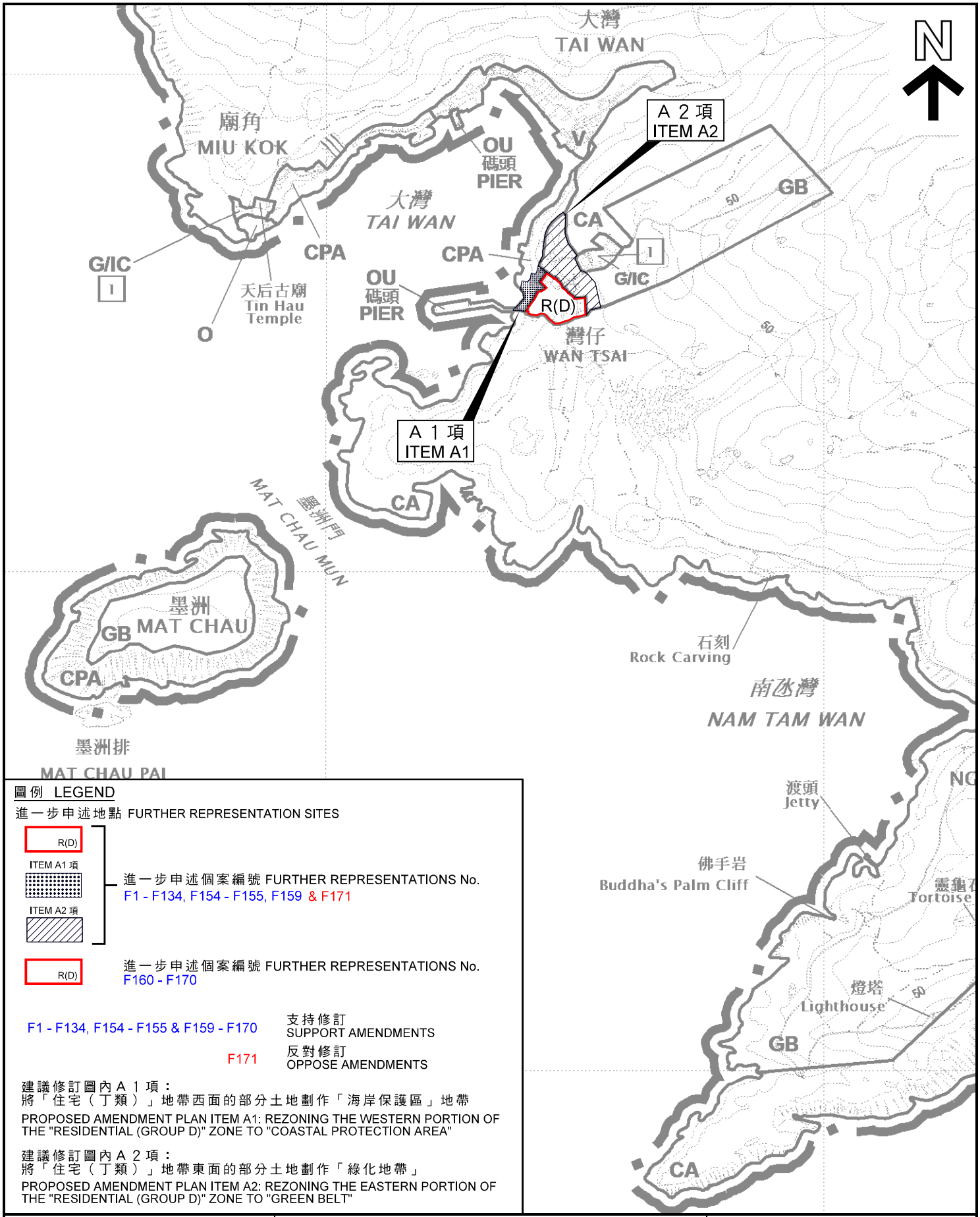


圖例 LEGEND

進一步申述地點 FURTHER REPRESENTATION SITES

R(D)

ITEM A1 項

ITEM A2 項

進一步申述個案編號 FURTHER REPRESENTATIONS No.
F1 - F134, F154 - F155, F159 & F171

R(D)

進一步申述個案編號 FURTHER REPRESENTATIONS No.
F160 - F170

F1 - F134, F154 - F155 & F159 - F170 支持修訂 SUPPORT AMENDMENTS

F171 反對修訂 OPPOSE AMENDMENTS

建議修訂圖內A 1 項：
將「住宅（丁類）」地帶西面的部分土地劃作「海岸保護區」地帶

PROPOSED AMENDMENT PLAN ITEM A1: REZONING THE WESTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "COASTAL PROTECTION AREA"

建議修訂圖內A 2 項：
將「住宅（丁類）」地帶東面的部分土地劃作「綠化地帶」

PROPOSED AMENDMENT PLAN ITEM A2: REZONING THE EASTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "GREEN BELT"

本摘要圖於2016年4月8日擬備，
所根據的資料為於2015年2月27日
展示的分區計劃大綱圖編號S/I-PTI/1，
以及於2016年1月22日展示的
建議修訂圖編號R/S/I-PTI/1-A1
EXTRACT PLAN PREPARED ON 8.4.2016
BASED ON OUTLINE ZONING PLAN No.
S/I-PTI/1 EXHIBITED ON 27.2.2015 &
PROPOSED AMENDMENT PLAN No.
R/S/I-PTI/1-A1 EXHIBITED ON 22.1.2016

位置圖 LOCATION PLAN

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1
的建議修訂提出的進一步申述個案
編號F1至F134、F154、F155和F159至F171作出考慮

CONSIDERATION OF FURTHER REPRESENTATIONS No. F1 TO F134, F154, F155 AND F159 TO F171 TO THE PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - F1 TO F134,F154, F155 AND F159 TO F171

圖 PLAN
FH - 1

N

圖例 LEGEND

進一步申述地點 FURTHER REPRESENTATION SITES

R(D)
ITEM A1項
ITEM A2項

進一步申述個案編號 FURTHER REPRESENTATIONS No.
F1 - F134, F154 - F155, F159 & F171

R(D)

進一步申述個案編號 FURTHER REPRESENTATIONS No.
F160 - F170

F1 - F134, F154 - F155, F159 & F170 支持修訂 SUPPORT AMENDMENTS

F171 反對修訂 OPPOSE AMENDMENTS

建議修訂圖內A１項：
將「住宅（丁類）」地帶西面的部分土地劃作「海岸保護區」地帶
PROPOSED AMENDMENT PLAN ITEM A1 : REZONING THE WESTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "COASTAL PROTECTION AREA"

建議修訂圖內A２項：
將「住宅（丁類）」地帶東面的部分土地劃作「綠化地帶」
PROPOSED AMENDMENT PLAN ITEM A2 : REZONING THE EASTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "GREEN BELT"

- 用途地帶界線 ZONING BOUNDARY
- 私人土地(農地) PRIVATE LAND (AGRICULTURAL LOT)
- 私人土地(屋地) PRIVATE LAND (BUILDING LOT)
- 臨時政府撥地 TEMPORARY GOVERNMENT LAND ALLOCATION
- 政府土地租用牌照 GOVERNMENT LAND LICENCE
- T1 樹木的位置 TREE LOCATION
- ① 實地照片的觀景點 (參閱圖 FH - 4a & 4b) VIEWING POINT OF SITE PHOTOS (REFER PLAN FH - 4a & 4b)

A１項 ITEM A1

A２項 ITEM A2

CA
G/IC
CPA
GB
R(D)
CA

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11

① ② ③ ④ 5

岩地 Rock Area
學校 School
灣仔 WAN TSAI
墓地

本摘要圖於2016年4月8日擬備，
所根據的資料為於2015年2月27日展示的分區計劃大綱圖編號S/I-PTI/1，
以及於2016年1月22日展示的建議修訂圖編號R/S/I-PTI/1-A1
EXTRACT PLAN PREPARED ON 8.4.2016
BASED ON OUTLINE ZONING PLAN No. S/I-PTI/1 EXHIBITED ON 27.2.2015 &
PROPOSED AMENDMENT PLAN No. R/S/I-PTI/1-A1 EXHIBITED ON 22.1.2016

平面圖 SITE PLAN

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1的建議修訂
提出的進一步申述個案編號F1至F134、 F154、F155和F159至F171作出考慮
CONSIDERATION OF FURTHER REPRESENTATIONS No. F1 TO F134, F154, F155 AND F159 TO F171
TO THE PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 500 比例尺

米 METRES 10 0 10 20 30 40 METRES 米

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - F1 TO F134,F154, F155 AND F159 TO F171

圖 PLAN
FH - 2



圖例 LEGEND

進一步申述地點 FURTHER REPRESENTATION SITES

R(D)

ITEM A1 項

ITEM A2 項

進一步申述個案編號 FURTHER REPRESENTATIONS No.
F1 - F134, F154 - F155, F159 & F171

R(D)

進一步申述個案編號 FURTHER REPRESENTATIONS No.
F160 - F170

F1 - F134, F154 - F155 & F159 - F170 支持修訂 SUPPORT AMENDMENTS

F171 反對修訂 OPPOSE AMENDMENTS

建議修訂圖內A 1 項：
將「住宅（丁類）」地帶西面的部分土地劃作「海岸保護區」地帶

PROPOSED AMENDMENT PLAN ITEM A1: REZONING THE WESTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "COASTAL PROTECTION AREA"

建議修訂圖內A 2 項：
將「住宅（丁類）」地帶東面的部分土地劃作「綠化地帶」

PROPOSED AMENDMENT PLAN ITEM A2: REZONING THE EASTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "GREEN BELT"

本摘要圖於2016年4月28日擬備，
所根據的資料為地政總署於2016年1月1日
拍得的航攝照片編號CS62805
EXTRACT PLAN PREPARED ON 28.4.2016
BASED ON AERIAL PHOTO No. CS62805
TAKEN ON 1.1.2016
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1
的建議修訂提出的進一步申述個案
編號F1至F134、F154、F155和F159至F171作出考慮

CONSIDERATION OF FURTHER REPRESENTATIONS No. F1 TO F134, F154, F155 AND F159 TO F171 TO THE PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - F1 TO F134,F154, F155 AND F159 TO F171

圖 PLAN
FH - 3

觀景點 VIEWING POINT 1



觀景點 VIEWING POINT 2



T1：樹木編號
TREE NUMBER

本圖於2016年4月8日擬備，所根據的資料為攝於2016年1月22日的實地照片
PLAN PREPARED ON 8.4.2016
BASED ON SITE PHOTOS TAKEN ON 22.1.2016

實地照片SITE PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1
的建議修訂提出的進一步申述個案
編號F1至F134、F154、F155和F159至F171作出考慮
CONSIDERATION OF FURTHER REPRESENTATIONS No. F1 TO F134, F154, F155 AND F159 TO F171 TO THE PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - F1 TO F134,F154, F155 AND F159 TO F171

圖 PLAN
FH - 4a

觀景點 VIEWING POINT 3



觀景點 VIEWING POINT 4



觀景點 VIEWING POINT 5



T2：樹木編號
TREE NUMBER

本圖於2016年4月8日擬備，所根據的資料為攝於2016年1月22日的實地照片
PLAN PREPARED ON 8.4.2016
BASED ON SITE PHOTOS TAKEN ON 22.1.2016

實地照片SITE PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1
的建議修訂提出的進一步申述個案
編號F1至F134、F154、F155和F159至F171作出考慮
CONSIDERATION OF FURTHER REPRESENTATIONS No. F1 TO F134, F154, F155 AND F159 TO F171 TO THE PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - F1 TO F134,F154, F155 AND F159 TO F171

圖 PLAN
FH - 4b

TOWN PLANNING BOARD

TPB PAPER NO. 10017
FOR CONSIDERATION BY THE TOWN PLANNING BOARD
ON 5.11.2015

城市規劃委員會文件第 10017 號
考慮日期：2015 年 11 月 5 日

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-PTI/1-R1 TO R813 AND COMMENTS NO. TPB/R/S/I-PTI/C1 TO C1462 MADE ON THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/1

《蒲台群島分區計劃大綱草圖編號S/I-PTI/1》
考慮申述編號TPB/R/S/I-PTI/1-R1至R813及
意見編號TPB/R/S/I-PTI/C1至C1462

TPB Paper No. 10017
for consideration by
the Town Planning Board
on 5.11.2015

CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/I-PTI/1-R1 TO R813 AND COMMENTS NO. TPB/R/S/I-PTI/C1 TO C1462 MADE ON THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/1

Group No.	Subject of Representation	Representers	Commenters
1	Oppose the draft Outline Zoning Plan (OZP) on grounds that the stringent restrictions imposed by the conservation zonings would infringe private land development rights and affect the livelihood of villagers and that the "Village Type Development" ("V") zone is not sufficient to meet the Small House demand	**Total: 4** **R7**: Ms Yu Lai Fun, member of the Islands District Council **R8**: Individual **R9**: Great Peace Investment Ltd. **R10**: Splendid Resources Inc. & Sky Pacific Ltd.	**Total: 118** Support **R9 and R10** in opposing the designation of "Conservation Area" ("CA") zone on private land on the draft OZP and support columbarium/ memorial garden development at Po Toi **C1202**: Great Peace Investment Ltd. (**R9**) **C1203**: Splendid Resources Inc. & Sky Pacific Ltd. (**R10**) **C1204**: Po Toi Welfare Association[1] **C1205 to C1319**: Individuals
2	Support the draft OZP in protecting the natural environment of Po Toi Islands and generally agree to the designation of "CA" zone; but oppose any land use changes on Po Toi, especially for memorial garden/columbarium development	**Total: 5** **R1 to R3 and R5**: Individuals **R4**: Association for Geoconservation, Hong Kong	**Total: 1,344** Comment on **R1 to R5** and support **R11 to R813** in relation to the proposal of designating Po Toi/Po Toi Islands as "SSSI" and CP **C1**: Hong Kong Bird Watching Society **C2**: World Wide Fund

[1] On 4 August 2015, a letter was received by the Town Planning Board Secretariat alleging that **C1204** was not submitted on behalf of the Po Toi Islands Welfare Association. The comment would be treated as submitted by an individual.

Group No.	Subject of Representation	Representers	Commenters
2	Oppose the draft OZP on environmental grounds, especially the designation of "Residential (Group D)" ("R(D)") zone, provide comment on the designation of the "CA" zone and propose to designate Po Toi/Po Toi Islands as "Site of Special Scientific Interest" ("SSSI") and Country Park (CP)	**Total: 804** **R6**: 蒲台島村公所關注組 **R11**: The Conservatory Association **R12**: Hong Kong Wild Bird Conservation Concern Group **R13**: Hong Kong Bird Watching Society **R14**: Designing Hong Kong **R15**: World Wide Fund for Hong Kong **R16**: Kadoorie Farm & Botanic Garden Corporation **R17**: The Green Sense **R18 to R813**: Individuals	for Nature Hong Kong **C3**: Designing Hong Kong Ltd. **C4**: Association for Geoconservation, Hong Kong **C5 to C1201**: Individuals Oppose **R9 and R10** on grounds that the proposed columbarium/memorial garden development would destroy the natural and tranquil environment of Po Toi **C1320 to C1461**: Individuals Comment not related to any specific representation: **C1462**: Individual
Grand Total:		**813**	**1,462**

Note:
The representations and comments made by the member of IsDC, green/concern groups, villagers and related organisations in the above table and samples of some standard letters/e-mails are attached at **Annexes I-A/I-B and II** respectively. The lists of representers and commenters are enclosed at **Annexes V and VI** respectively. A full set of representations and comments is also deposited at the Secretariat of the Board for Members' inspection.

1. Introduction

1.1 On 27 February 2015, the draft Po Toi Islands OZP No. S/I-PTI/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, 813 representations were received. On 19 May 2015, the Board published the representations for three weeks for comments. Upon expiry of the publication period on 9 June 2015, a total of 1,462 comments were received.

1.2 On 25 September 2015, the Town Planning Board (the Board) decided to consider all the representations and comments in two groups:

Group 1

(a) collective hearing of 4 representations (**R7 to R10**) and 118 comments (**C1202 to C1319**) opposing the draft OZP on grounds that the stringent restrictions imposed by the conservation zonings on the draft

OZP would infringe private land development rights and affect the livelihood of villagers, and that the "V" zone area is not sufficient to meet the Small House demand; and

Group 2

(b) collective hearing of 809 representations (**R1 to R6 and R11 to R813**) and 1,344 comments (**C1 to C1201 and C1320 to C1462**) opposing the draft OZP on environmental grounds and/or providing comments on the draft OZP regarding, inter alia, the "R(D)" zoning for the mature woodland near Tai Wan Public Pier, the potential for development of education and recreational facilities within the "CA" zone, and designation of Po Toi/Po Toi Islands as "SSSI" and CP.

1.3 This paper is to provide the Board with information for consideration of the representations and comments. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. The Representations

2.1 Among the 813 representations received, 5 representations (**R1 to R5**) support the draft OZP and the remaining 808 representations (**R6 to R813**) oppose the draft OZP. Their views can generally be categorised into the following:

(a) among the supportive representations, four of them are submitted by individuals (**R1 to R3 and R5**) and the remaining one by the Association of Geoconservation, Hong Kong (**R4**). They generally support the draft OZP in protecting the natural environment of Po Toi Islands. They also oppose any land use changes on Po Toi, especially for memorial garden/columbarium development. Two representations (**R3 and R4**), however, object to the designation of "R(D)" zone near Tai Wan Public Pier in view of the mature woodland there which is an important foraging/roosting ground for migratory birds. They also propose to designate Po Toi/Po Toi Islands as "SSSI" or CP.

(b) among the 808 adverse representations, one of them is submitted by a member of the IsDC (**R7**), eight of them by green groups/concern groups (**R6 and R11 to R17**) and two of them by landowners on Po Toi (**R9 and R10**). The remaining representations are submitted by individuals in various standard forms/e-mails (**R8 and R18 to R813**). Their grounds of representations are summarised as follows:

(i) majority of the adverse representations oppose the draft OZP, particularly the designation of "R(D)" zone, on grounds that the mature woodland located within the "R(D)" zone is an important foraging/roosting ground for migratory birds. They propose to rezone the area from "R(D)" to "CA", to regularise/tighten control on the Small House development and redevelopment within the "V" and "R(D)" zones respectively, and to designate

Po Toi/Po Toi Islands as "SSSI" and CP (**R11 to R813**); and

(ii) as to the remaining five adverse representations, **R6** agrees with the designation of Wan Tsai as "CA" and opposes memorial garden/columbarium development at Po Toi. It proposes to expand the "V" zone on the draft OZP and expand the designated burial ground near Tai Wan Public Pier. **R7 and R8** consider that the stringent restrictions imposed by the conservation zonings on the draft OZP would obstruct the provision of infrastructure, infringe property rights, affect the livelihood of villagers and smother tourism development potential of the island. The remaining two representations (**R9 and R10**) object to the "CA" zoning on the draft OZP as it contravenes the development rights entitled under the lease. One representer also argues that the proposed memorial garden/columbarium is an 'existing use' on the draft OZP (**R10**).

2.2 The submissions of supportive and adverse representations from member of IsDC, green/concern groups, organisations and samples of the submissions from individuals are attached at **Annexes I-A and I-B** respectively. Their proposals are shown on **Plans H-5a to H-5c**. The major grounds of representations and the Planning Department (PlanD)'s responses are summarised in **Annex III**.

GROUNDS OF REPRESENTATIONS AND PROPOSALS

Group 1

2.3 The major grounds of representations and proposals of **Group 1** (**R7 to R10**) are summarised below:

Grounds of Representations

Objection to the conservation zonings in Po Toi (**R7 to R10**)

(a) Zoning the majority of Po Toi as "CA", "Coastal Protection Area" ("CPA") and/or "Green Belt" ("GB") would limit its future development and smother its tourism development opportunities, the benefit from which can be harnessed to improve the livelihood of the locals. There are concerns that access to activities such as fishing or laver harvesting within the "CPA" zone would be restrained and/or prohibited under the Marine Park and Marine Reserves Regulation (Cap. 476A), in which the livelihood of the locals and tourism development will be adversely affected (**R7 and R8**).

(b) There is objection to zoning the private lots (**Plan H-2b**) as "CA" as it extinguishes the potential for development as of right under the lease. The imposition of conservation zonings on the draft OZP has deprived the development entitlements on private lands, which is contrary to Article 6 and Article 105 of the Basic Law (**R9 and R10**).

Burial grounds in the "GB" zones (**R7**)

(c) Although the two traditional burial grounds on Po Toi have been zoned as "GB" to facilitate burial activities thereat, boundaries of burial grounds have not been clearly demarcated.

Proposed columbarium/memorial garden development in Po Toi (**R9 and R10**)

(d) Memorial garden development would, inter alia, be compatible with the surrounding environment, have no insurmountable adverse impacts, be capable of meeting the acute demand for niches and improve the environment of Po Toi and livelihoods of the locals (**R9 and R10**).

(e) Memorial garden development within the representation site of **R10** should be tolerated as it had existed before the gazettal of the first draft Po Toi Islands Development Permission Area (DPA) Plan No. DPA/I-PTI/1 on 2.3.2012, and was accepted as a Pre-Bill Columbarium under the prevailing Notification Scheme managed by the Food and Environmental Hygiene Department (FEHD) in August 2014.

"V" zone boundary (**R7 and R8**)

(f) The "V" zone is insufficient to cater for the demand of Small House development. The designation of "V" zone has not considered Small House demand arisen from the applications in southern Lamma Island, and the fact that Po Toi has once inhabited a population of about 2,000 people.

Concerns on the planning controls on filling/excavation of land (**R7**)

(g) Construction of infrastructural facilities often necessitates filling/ excavation of land. Requiring planning permission for these operations which are likely to be rejected by the Board would obstruct provision of infrastructural facilities beneficial to the locals.

Unjustified procedures in preparing the draft OZP (**R7 and R10**)

(h) The needs of villagers have been ignored in the preparation of the draft OZP. The Board has also not discharged its statutory duty to make necessary inquiries and arrangements in the preparation of the draft OZP, and that the zoning on the draft OZP is contrary to the mission of the Board under the Ordinance.

<u>Representers' Proposals</u>

Deletion of the "CPA" zones (**R8**)

(i) "CPA" zones on the OZP should be deleted so as not to restrain fishing activities by locals and tourists.

Resumption of/Compensation for land under conservation zonings (**R8**)

(j) If the Government wishes to designate conservation zonings, e.g. "GB" and "CA" zones on Po Toi Islands, the affected private land should be resumed or compensation be offered to the land owners.

Reserving land for holiday accommodation facilities (**R8**)

(k) Land should be reserved for the development of low-density holiday accommodation facilities, such as eco-lodge, youth hostel and home-stay lodgings in order to facilitate the development of sustainable tourism and in turn promote economic development of Po Toi.

Proposed columbarium/memorial garden development in Po Toi (**R9 and R10**)

(l) To rezone private lot owned by **R9** as "Other Specified Uses" ("OU") annotated "Memorial Garden with Columbarium" (**R9**) in order to enable development of the proposed columbarium, and those owned by **R10** as "OU" annotated "Columbarium" (**R10**) so as to reflect its 'Existing Use' status and respect legitimate rights for development under the lease (**Plan H-5a**).

Expansion of the "V" zone (**R8**)

(m) The "V" zone should be expanded southward to the southeast of Tai Wan, Po Toi (**Plan H-5a**).

Reserving land for government, institution and community facilities (**R8**)

(n) Land should be reserved to facilitate the provision of government, institution and community facilities meeting local, regional or even territorial needs.

Group 2

2.4 Among the representations in Group 2, **R1 to R5** support the draft OZP in protecting the natural environment of Po Toi Islands through conservation zonings but oppose any land use changes in Po Toi, especially the designation of "R(D)" zone. **R6 and R11 to R813** object to the OZP on environmental grounds. The major grounds of their representations and proposals are summarised below:

Grounds of Representations

Ecological, conservation and heritage values of Po Toi (**R3 to R6 and R11 to R813**)

(a) The mature woodlands on Po Toi provide an important stopover and refuge site for migratory birds. This is evidenced by the fact that a total of 328 species of birds have been recorded on Po Toi, a number

comparable to the Mai Po and Tai Po Kau Nature Reserve. A total of 12 new bird species recorded in Hong Kong have been found in Po Toi, the same count as the Mai Po Reserve. Po Toi also supports a natural population of many endemic/endangered species, e.g. Romer's Tree Frog (*Liuixalus romeri*), and possesses spectacular geomorphic landform features. Zoning the majority of Po Toi as "CA" is therefore supported. In particular, **R6** supports zoning Wan Tsai as "CA" as it can prohibit the intended memorial garden/columbarium development thereat.

(b) PlanD has muddled up, misinterpreted and obscured the facts and data in relation to the conservation value of Tai Wan in the preparation of the draft OZP (**R18**).

(c) There are objections to any development that would damage the ecological/natural environment of Po Toi Islands (**R790 to R808**).

Concerns on education and recreational development within the "CA" zone (**R13, R15, R16, R18, R19, R45, R55, R60, R62 to R287, R289 to R501, R503 to R589, R591 to R625, R648, R663 to R706, R722 to R724, R726 to R729, R751, R755 and R756**)

(d) There are concerns on the development of education and recreational facilities with overnight accommodation that may be permitted within the "CA" zone as the development of such facilities may involve removal of trees, which would degrade the mature woodland thereat and threaten the crucial refuelling stop for migratory birds in Po Toi. Permitting development of recreational facilities with overnight accommodations is also considered not in line with the planning intention of the "CA" zone, which is to impose stringent planning control in order to preserve the rich ecological and biological features there.

Burial grounds in the "GB" zones (**R6**)

(e) The traditional burial ground at Ngong Chong is so remote that it is rarely used by villagers. Zoning vast tracts of land thereat as "GB" for burial activities is considered not necessary.

Lack of mechanism to protect the mature woodland (**R18**)

(f) The existing mechanisms to control tree felling on private land, relying mainly on enforcement of lease conditions by the Lands Department, are insufficient to protect the mature woodland. The draft OZP has no specific protection to the woodland that supports migratory birds.

Concerns on existing burial activities in the draft OZP (**R808**)

(g) Tolerating existing burial grounds as 'existing use' under the draft OZP would encourage 'destroy first and build later' for other areas to be covered by DPA Plans.

"R(D)" zone boundary and concerns on residential development in Po Toi (**R3, R4, R11 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789**)

(h) The "R(D)" zone wrongly covers the mature woodland which is the most ecologically crucial roosting grounds for migratory birds on Po Toi. Residential development within this zone will involve tree/vegetation removal that the migratory birds will lose an important stopover site. This is particularly the case when redevelopment or addition/alteration/modification to existing houses does not require planning permission from the Board and hence no ecological impact assessment would be conducted.

(i) Zoning Tai Wan, the core area of conservation value, as "R(D)" is considered unjustified because (**R16 and R18**):

  (i) no assessments on ecological and environmental impacts of residential development have been conducted and no mitigation measure has been proposed;
  (ii) it contradicts with departmental and public comments;
  (iii) it is in breach of the Convention on Biological Diversity.

(j) The area zoned as "R(D)" is excessive as compared to the footprint of the existing structures, many of which are derelict and uninhabited. Although the "R(D)" zone is intended for improvement and upgrading of existing temporary structures, it will in practice be used for new residential development, which is considered inappropriate given the conservation value of the area. It is also considered that even if there is a need for villagers to upgrade their existing temporary structures into permanent buildings, this can still be achieved under the "CA" zone, within which 'House (redevelopment only)' may be permitted on application to the Board. The "R(D)" zone is therefore considered unnecessary (**R3**, **R11**, **R13, R14 and R18**).

"V" zone boundary (**R11, R12, R14, R16, R18 and R757 to R789**)

(k) The "V" zone is opposed as it encroaches upon the crucial mature woodland habitat that is ecologically very important for migratory birds and a valley containing sensitive water body.

(l) Given the absence of Village Representative from Po Toi Village for 10 years, the way in which the Small House demand is estimated is doubtful. There are also concerns that the designation of "V" zone hinging on uninformed Small House demand forecast would attract application from southern Lamma Island, thereby increasing the burden of Small House development in Po Toi (**R11**).

Representers' Proposals

Proposals relating to the "CA" zone (**R13 and R16**)

(m) All statements related to education/ recreational development with overnight accommodation within the "CA" zone in the ES of the OZP should be deleted as such development has no overriding public interest and is not in line with the planning intention of "CA" zone.

Designation of "SSSI" and/or CP (**R3, R4, R11 to R14, R17 to R19, R40, R43, R45, R55, R59, R61, R62, R71 to R74, R77, R80 to R317, R319 to R352, R354 to R621, R623 to R676, R678 to R686, R695 to R720, R725, R727, R729 to R734, R738 to R750, R752 to R756, R759 to R764 and R790 to R796**) (**Plan H-5c**)

(n) Po Toi/Po Toi Islands should be designated as "SSSI". Specifically, **R13** proposes to designate the areas at southwest Po Toi (i.e. around Wan Tsai) as "SSSI" and **R18** proposes to designate the woodlands near the pier zoned "R(D)" as "SSSI" (**Plan H-5c**). In order to exercise more comprehensive protection of Po Toi Islands from haphazard development, achieve better balance between conservation and education/recreation on the ecologically sensitive Po Toi Islands, and to follow the recommended development strategy under the "South West New Territories Development Strategy Review" (2001), it is further proposed to designate Po Toi Islands as CP under the protection of Country Parks Ordinance (Cap. 208).

Proposals relating to the "GB" zone (**R6 and R14**)

(o) The "GB" zone near the Tai Wan Pier should be enlarged for existing burial ground expansion as it is more accessible. The area of the "GB" zone at Ngong Chong which is rather inaccessible could be reduced (**R6**).

(p) To protect and conserve the ecology and landscape of the Area, 'Columbarium', 'House' and 'New Territories Exempted House' should be deleted from Column 2 uses under the "GB" zone (**R14**).

Control of tree felling (**R13**)

(q) In order to protect and retain all mature trees and woodland on Po Toi that are important for migratory birds to forage and roost, a clause should be introduced to the Notes of the OZP stating that "felling of trees on both private and government land shall not be undertaken without the permission from the Town Planning Board".

Proposals relating to the"R(D)" zone (**R3, R4, R12 to R16, R18 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R765 to R767**) (**Plan H-5b**)

(r) Part or the whole "R(D)" zone on Po Toi should be rezoned to "CA" within which 'House (Redevelopment only)' would be considered by the Board on a case-by-case basis.

(s) The portion of the "R(D)" that is covered with woodland should be rezoned to "CA" (**R3 and R18**) and the "R(D)" zone should be limited to areas covered by existing structures in view of the conservation value of Po Toi (**R14, R16 and R18**).

(t) In order to protect the mature trees at Tai Wan on which migratory birds forage and roost, the "R(D)" zone should be relocated to more appropriate area with less mature trees/lower ecological sensitivity (**R16**).

(u) The Notes of the "R(D)" zone should be amended to prevent the natural environment and habitats for migratory birds from destruction by over-development (**R3 and R17**). Amendment proposals are as follows:

  (i) to move 'House (Redevelopment; Addition, Alteration and/or Modification to existing house only)' from Column 1 to Column 2 uses (**R3**); and

  (ii) to delete all Column 2 uses under "R(D)" zone in the Notes of the OZP. Only redevelopment of existing structures would be permitted (**R17**).

Proposals relating to the "V" zone (**R12, R14, R16 to R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700 and R727 to R737**)

(v) The size of the "V" zone should be reduced in order not to encroach upon the mature trees along the northern periphery and the stream to the northeast of the "V" zone (**R12, R14, R16 and R18**). One of the representers even propose to rezone the whole "V" zone to "CA" (**R12**) (**Plan H-5b**). In order to facilitate archaeological work at Po Toi Village, a representer proposes designating proper zoning for the area so that any development should be subject to approvals by department responsible for archaeology (**R14**).

(w) There is proposal to expand the "V" zone similar to that proposed by **R8** (**R6**), i.e. to expand the "V" zone southward to include an area in Wan Tsai, Po Toi (**Plan H-5a**).

(x) In order to ensure that the mature trees along the northern periphery of the "V" zone are properly protected, the Notes of the "V" zone should

be amended (**R17, R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700 and R727 to R737**). Specific proposals are as follows:

(i) to delete all Column 2 uses under "V" zone in the Notes of the OZP. Only redevelopment of existing structures would be permitted (**R17**); and

(ii) to move 'House (New Territories Exempted House only)' from Column 1 to Column 2 uses so that each Small House development application would be considered by the Board on a case-by-case basis (**R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700 and R727 to R737**).

3. Comments on Representations

3.1 Among the 1,462 comments received, all of them except **C1462** are related to specific representations. They can be categorised into the following groups:

(a) group I comprises 118 comments (**C1202 to C1319**) supporting **R9** and **R10**'s objection to the designation of their private lots as "CA", and their proposals to rezone their sites for development of memorial gardens. They believe that the development is compatible to the surrounding natural environment, can improve the livelihood of the locals, and help address the shortages of columbarium in Hong Kong; and

(b) group II comprises 1,344 comments (**C1 to C1201** and **C1320 to C1462**) supporting the adverse representations and proposals made by green/concern groups, and opposing the adverse representations made by the member of IsDC, Concern Group on Po Toi Village Office and the two landowners on conservation grounds. **C1 to C4** and **C1320 to C1461**, in particular, object to **R9** and **R10**'s proposal to rezone the representation sites for development of memorial gardens as they will destroy the natural environment and the habitats for migratory birds on Po Toi. **C1462** expresses grave concerns on the possible adverse environmental impact brought by the "V" and "R(D)" zones but is not related to any specific representations.

3.2 A summary of comments on representations and PlanD's responses are set out in **Annex IV** for Members' information.

4. Background

4.1 On 21 November 2014, 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 Po Toi Islands (the Area). On 5

December 2014, the Board gave preliminary consideration to the draft Po Toi Islands OZP No. S/I-PTI/C and agreed that the draft OZP was suitable for submission to the Islands District Council (IsDC) and the Lamma Island (South) Rural Committee (LISRC) for consultation.

4.2 IsDC and LISRC were consulted on the draft OZP at their meetings in December 2014. As suggested by Ms. YUE Lai-fun, Member of IsDC, another meeting with LISRC was held on 23 January 2015. In response to the local residents' request, a meeting with the local residents of Po Toi was also held on 30 January 2015 to listen to their concerns on the draft OZP. Whilst IsDC and LISRC opposed the proposed "V" zone boundary, local residents were concerned about their rights to redevelop existing houses/domestic structures. Local residents also opposed the suspected columbarium/ memorial garden development at Wan Tsai, Po Toi. All of them expressed concerns on imposing planning control on private land, and requested to improve the infrastructure and community facilities in the Area to improve the living environment of Po Toi.

4.3 Green/concern groups, namely the Hong Kong Bird Watching Society, Designing Hong Kong, Green Power, World Wide Fund for Nature Hong Kong, Kadoorie Farm and Botanic Garden Corporation, Association for Geoconservation Hong Kong and Columbarium Concern Group, made a submission in the form of joint letter on 19 December 2014 expressing their concerns on the draft OZP. As per their request, a meeting with the green/concern groups was held on 5 January 2015. They mainly concerned about the adverse ecological impact brought by the proposed "R(D)" zone and the northward expansion of "V" zone. They also suggested to incorporate tree preservation measures for areas within/around the proposed "R(D)" and "V" zone to the draft OZP, and designate the Area as "SSSI" and ultimately as CP.

4.4 On 13 February 2015, the Board gave further consideration to the draft Po Toi Islands OZP No. S/I-PTI/D together with the views received from the IsDC, LISRC, green/concern groups and the individual members of the public. The Board agreed that, subject to amendments to rezone the northern periphery of "V" zone to "CA" in order to exclude mature trees, expand the "V" zone northeastward into the valley originally zoned as "GB" and incorporate the "O" zone into the "V" zone, the draft Po Toi Islands OZP was suitable for exhibition for public inspection.

4.5 On 27 February 2015, the draft Po Toi Islands OZP No. S/I-PTI/1 was exhibited for public inspection under section 5 of the Ordinance.

5. Consultation with Islands District Council and Lamma Island (South) Rural Committee

Whilst local consultation was conducted during the preparation of the draft OZP and their views were incorporated in the draft OZP No. S/I-PTI/D as appropriate, the draft Po Toi Islands OZP No. S/I-PTI/1 was circulated to all members of IsDC and LISRC on 13 March 2015. No response was received. Meanwhile, Ms YUE Lai-fun,

Member of IsDC, submitted a representation (i.e. **R7**) to the Board during the two-month exhibition period. She opposes the draft OZP on grounds that the stringent restrictions imposed by the conservation zonings and land filling/excavation clauses on the draft OZP would obstruct the provision of infrastructural facilities and smother tourism development on Po Toi. The grounds of representation and PlanD's assessment are summarised in this Paper and **Annex III**.

6. Planning Considerations and Assessments

THE REPRESENTATION SITES AND THEIR SURROUNDING AREAS (**PLANS H-1 TO H-3**)

6.1 The location of representation sites is shown in **Plan H-1**.

The Whole OZP

6.2 The representation sites of **R1 to R3, R5, R11, R14 to R17, R19, R40, R43, R45, R55, R59 to R720, R722 to R734, R738 to R759, R790 to R796, R800, R802, R804, R807 to R809, R811 to R813** cover the whole OZP (**Plan H-2a, H-3 and H-4a**). The Area, which comprises a group of islands located at the southern-most of Hong Kong including mainly Po Toi (about 369ha), Mat Chau (about 3ha), Beaufort Island (about 120ha), Sung Kong (about 48ha) and Waglan Island (about 10ha), covers a total area of about 550ha. The Area has a rural and natural setting with scientific importance and conservation value which are unique in Hong Kong.

6.3 Po Toi is the southern-most island in Hong Kong and is the largest among the five islands. It has a hilly terrain and is covered by rocky outcrops and vegetations including mangroves, woodland vegetation including large mature trees and shrubland with tree clumps. It is largely natural in character with scattered rural settlements at Tai Wan and Wan Tsai which are the major area of concerns of the representations. Po Toi is served by licensed kaito ferry services from Aberdeen/Stanley, the only public transport service in the Area.

6.4 Waglan Island is the eastern-most outlying island in the Area. The southern part of the island is covered by rocky outcrops with limited vegetated areas of shrubs and grasses whilst the northern part of the island has a rocky surface. Mat Chau, Beaufort Island and Sung Kong are isolated islands within the Area. They have a hilly terrain and are covered by rocky outcrops and scattered vegetated areas of shrubs and grasses.

Po Toi

6.5 The representation sites of **R6 to R8, R13, R18, R20 to R39, R41 to R42, R44, R46 to R54, R56 to R58, R721, R735 to R737, R760 to R789, R797 to R799, R801, R803, R805, R806 and R810** cover Po Toi (**Plan H-2b, H-3 and H-4a**), the characteristics of which are described in paragraph 6.3 above. Owing to its geographical position, Po Toi is considered as a crucial

refuelling stop for migratory birds. More than 300 bird species, such as Hodgson's Redstart (*Phoenicurus hodgsoni*, 黑喉紅尾鴝), Dark-throated Thrush (*Turdus ruficollis*, 赤頸鶇), Brown Hawk Owl (*Ninox scutulata*, 鷹鴞), Blue-winged Pitta (*Pitta moluccensis*, 馬來八色鶇) and Oriental Honey Buzzard (*Pernis ptilorhyncus*, 鳳頭蜂鷹), have been recorded. Po Toi is also one of the only four sites in Hong Kong with natural populations of Romer's Tree Frog (*Liuixalus romeri*, 盧氏小樹蛙), an "Endangered" species under the International Union for Conservation of Nature (IUCN) Red List of Threatened Species, and has a diverse assemblage of over 60 species of butterflies. Some plant species of conservation interest are recorded in Beaufort Island and Po Toi such as *Eulophia flava* (黃花美冠蘭), *Podocarpus macrophyllus* (羅漢松), *Polygala polifolia* (小花遠志) and *Rungia chinensis* (中華孩兒草). Besides, Waglan Island is known to be a breeding site for terns.

Private lots within the "CA" zone at Wan Tsai, Po Toi

6.6 The representation sites of **R9** and **R10** are located at Wan Tsai to the southwest Po Toi (**Plan H-2b, H-3 and H-4b**). It can be accessed via a footpath leading to the Po Toi Public Pier at the northwest of the Site. In 2011/2012, activities involving vegetation clearance and laying of concrete slabs were found at part of the Site. The Site is currently covered by vegetation, although traces of concrete slabs can still be spotted on the ground.

The "R(D)" zone

6.7 The representation sites of **R4, R12, R765 to R767, R781, R782, R784 and R787** cover the "R(D)" zone, which is located to the southwest of Po Toi Village outside its 'Village Environs' ('VE') (**Plan H-2b, H-3 and H-4d**). The zone is located at the foot of a sloping area, with its gradient increasing from the west to the east. It is occupied mainly by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins. The zone is served by footpaths linking the area upslope and Po Toi Public Pier, which is located to the immediate southwest of the zone.

The "V" zone

6.8 The representation sites of **R12, R765, R782 and R784** cover the "V" zone (**Plan H-2b, H-3 and H-4c**). The "V" zone is situated at the portion of Po Toi Village, the only recognised village in the Area, that falls within the 'Village Environs' ('VE'), and bound by vegetated slope to the north, Tai Wan to the southwest and a stream to the southeast. A series of one- to two-storey tenement houses are located mainly along the footpath and the northern shore of Tai Wan. Local shops can be found on the ground floor of some of the houses. A seafood restaurant, namely Ming Kee Seafood Restaurant, is located at the south of the zone. An area at the eastern fringe of the "V" zone is used by the villagers as a stage for the Chinese opera

performance during festive celebration and an emergency landing pad for helicopter.

PLANNING INTENTION

6.9 The general planning intention for the Area is to conserve the areas of high ecological significance, and to protect the unique landscape, rural and natural characters of the Area. Due consideration to the conservation of the ecologically and environmentally sensitive areas, such as Po Toi, when development in or near the Area is proposed. It is also intended to provide appropriate planning control for, inter alia, development of education and recreational facilities with overnight accommodation, low-rise, low density residential development, as well as improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings.

6.10 The "CA" zone 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 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.

6.11 The "CPA" zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

6.12 The "GB" zone is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

6.13 The "R(D)" zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

6.14 The "V" zone is intended to designate both 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.

6.15 For "R(D)" and "V" zones, 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 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 without the permission from the Board. For "GB", "CPA" and "CA" zones, 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 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 without the permission from the Board.

RESPONSES TO GROUNDS OF REPRESENTATIONS AND REPRESENTERS' PROPOSALS

6.16 The supporting views of **R1 to R3 and R5** are noted. The responses to the other grounds of representations and the proposed amendments/proposals are summarised below:

Ecological, conservation and heritage values of Po Toi (**R3 to R6 and R11 to R813**)

6.17 As stated in paragraphs 6.2 to 6.5 above, the Area is composed of natural landscape with high ecological and scientific values that are worthy of conservation. Specifically, Po Toi is an important refuelling stop for migratory birds, and possesses a natural population of Romer's Tree Frog (*Liuixalus romeri*) and a diverse assemblage of butterfly species, all of which have contributed to the high ecological and scientific values of Po Toi. During the formulation of the draft OZP, the aforementioned habitats of high ecological and scientific values, as well as landscape character, local topography, site characteristics, stakeholders' views and concerned departmental advice had been taken into account. Details of the land use considerations were also contained in a planning report considered by the Board on 5.12.2014. The general planning intention of the draft OZP to conserve the areas of high ecological significance, vis-à-vis to protect the unique landscape, rural and natural characters of Po Toi, as well as the designation of "CA", "CPA" and "GB" zones on the draft OZP have duly reflected the above considerations. The Director of Agriculture, Fisheries and Conservation (DAFC) had also been consulted during the formulation of the OZP and supports the designation of "CA" zoning and has no objection to the designation of "CPA" and "GB" zones.

*Objection to the conservation zonings on Po Toi, deletion of the "CPA" zones and resumption of/compensation for land under conservation zonings (**R7 to R10**)*

6.18 As detailed in paragraph 6.17 above, the conservation zonings on the OZP are designated taking into account the ecological and scientific values, landscape character, local topography, site characteristics, stakeholders' views and concerned departmental advice. As DAFC supports the "CA" and has no objection to the designation of "CPA" and "GB" zones, the extent of conservation related zonings on the draft OZP is considered appropriate.

6.19 The "CPA" zone adopted in the draft OZP is different from the "marine reserve" interpreted under the Marine Park and Marine Reserves Regulation (Cap. 476A). The designation of "CPA" zoning has no implication on the enforcement under Cap. 476A. As advised by DAFC, there is no existing or planned marine reserve around the waters of Po Toi Islands (**R7 and R8**). Normal fishing activities would not be affected by the "CPA" zoning.

6.20 As to the allegation of **R10** that the designation of conservation zonings would deprive the owners' land use right and is contradictory to Articles 6 and 105 of the Basic Law (BL 6 and BL 105), the Department of Justice has been consulted. It is considered that the designation of "CA" zone on the draft OZP would not have this effect since the land can be put to 'always permitted uses' and other uses as long as planning approval is obtained. Besides, the draft OZP would not in any way affect the owners' right to assign or transfer the interests in their land. It is considered that the complaint regarding protection of property right cannot be substantiated as far as BL 6 and BL 105 are concerned.

6.21 As to the representers' proposal to resume/compensate the land under conservation zonings, the prevailing government policy is that private land will not be resumed for nature conservation purposes per se. Unless the land is required for development purpose, there is no mechanism for the Government to resume land for conservation purpose alone. The owners could, however, be involved in conserving their own land through the Management Agreements[2] with landowners and Private Public Partnership[3] under the new nature conservation policy. Besides, there are 'always permitted uses' (e.g. 'Agricultural Use') and uses subject to permission from the Board under the conservation zonings, the development rights of the respective private land owners would not be totally deprived (**R8 to R10**).

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[2] Non-governmental organizations (NGOs) may apply for funding from the Government for entering into management agreements with the landowners. NGOs will provide landowners with financial incentives in exchange for management rights over their land or their co-operation in enhancing conservation of the sites concerned.

[3] Developments at an agreed scale will be allowed at the less ecologically sensitive portion of a site provided that the developer undertakes to conserve and manage the rest of the site that is ecologically more sensitive on a long-term basis. In order to provide potential proponents with the required flexibility, proposals involving non in-situ land exchange for development with full justifications may also be considered, but they have to be examined and approved by the Executive Council on a case-by-case basis.

Reserving land for holiday accommodation facilities, concerns on education and recreational development within the "CA" zone and proposals relating to the "CA" zone (**R8, R13, R15, R16, R18, R19, R45, R55, R60, R62 to R287, R289 to R501, R503 to R589, R591 to R625, R648, R663 to R706, R722 to R724, R726 to R729, R751, R755 and R756**)

6.22 The flexibility of having education and recreational development with overnight accommodation, e.g. holiday camp/camp site within the Area without resulting in adverse environmental and ecological impacts has been allowed in the draft OZP. The Notes of the "CA" zone generally follows the Master Schedule of Notes (MSN) which includes uses like 'Holiday Camp' that may be considered by the Board under the planning application system to allow flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances.

6.23 In addition, any development within the "CA" zone may also become a Designated Project under the Environmental Impact Assessment Ordinance (EIAO) depending on its nature and scale. If so, an environmental permit may be required for its construction and operation. In view of the above, the control of 'Holiday Camp' or 'Holiday House' development within the "CA" zone is considered adequate under the prevailing control mechanism.

Designation of "SSSI" and/or CP (**R3, R4, R11 to R14, R17 to R19, R40, R43, R45, R55, R59, R61, R62, R71 to R74, R77, R80 to R317, R319 to R352, R354 to R621, R623 to R676, R678 to R686, R695 to R720, R725, R727, R729 to R734, R738 to R750, R752 to R756, R759 to R764 and R790 to R796**)

6.24 While the proposal to designate Po Toi as "SSSI" is subject to detailed study, the planning intention to conserve this area has been clearly reflected in the conservation zonings designated on the draft OZP. As to the proposals to designate Po Toi Islands as CP, the designation of CP/Marine Park is under the jurisdiction of the Country and Marine Parks Authority (CMPA) governed by the Country Parks Ordinance (Cap. 208) and Marine Parks Ordinance (Cap. 476) which are outside the purview of the Board. It should also be noted that whether an area is suitable for designation as a CP should be assessed against the established principles and criteria, which include conservation value, landscape and aesthetic value, recreational potential, size, proximity to existing CP, land status and land use compatibility, as well as other relevant considerations.

Burial grounds in the "GB" zones and proposals relating to the "GB" zone (**R6, R7 and R14**)

6.25 To respect the local ritual and tradition, burial activities such as provision of new graves within the permitted burial grounds are generally tolerated under the draft OZP. Other 'Burial Ground' use outside these permitted burial grounds within the "GB" zone requires planning permission from the Board under the planning application system. Each application will be considered by the Board on its own merits. Regarding the concerns that the boundaries of the permitted burial grounds at Po Toi are not clearly delineated in the

draft OZP, it should be noted that the permitted burial grounds are separately administered by the District Officer (Islands), Home Affairs Department (DO/Is, HAD).

6.26 As to the proposal to expand the burial ground near the Tai Wan Pier (**R6**), it is considered that the extent of the proposed expansion is unclear. There are also no sufficient justification and assessment to support the proposal. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) does not support the proposal as fruity bearing plants/trees for migratory birds are mainly found in the area surrounding the permitted burial ground near the Tai Wan Pier which are of high landscape sensitivity. The proposed expansion of burial ground in this area may cause further adverse ecological and landscape impacts on the surroundings, contrary to that in Ngong Chong where the plants are mainly coastal plants or grasses with little fruit bearing plants for migratory birds.

6.27 As to the proposals to revise the Notes of the "GB" zone (**R14**), it should be noted that the Notes of the "GB" zone generally follows MSN which includes uses that may be considered by the Board under the planning application system to allow flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances.

Lack of mechanism to protect the mature woodland and control of tree felling (**R13 and R18**)

6.28 The draft OZP has been formulated taking into account the ecological and landscape values of the Area, local topography, site characteristics, stakeholders' views, etc. The mature woodland with high scientific and ecological values have been zoned "CA" for conservation purpose. Besides, there are existing mechanisms to control felling of trees on government land (e.g. Development Bureau Technical Circular (Works) No. 10/2013, "*Tree Preservation*") and private land (e.g. via land lease conditions and Lands Administration Office Practice Notes (LAO PN) No. 7/2007, "*Tree Preservation and Tree Removal for Building Development in Private Projects*"), as appropriate. Relevant government departments including AFCD and CTP/UD&L, PlanD have been further consulted on this aspect and they consider that the prevailing mechanisms are sufficient to regulate tree felling. In approving any s.16 applications, the Board could also impose relevant conditions on tree preservation as appropriate.

Concerns on the existing burial activities in the draft OZP (**R808**)

6.29 As stated in paragraph 6.25 above, The concerned burial grounds are permitted burial grounds for local residents in that their use is regarded as an 'Existing Use' which is tolerated under the draft OZP. Besides, burial activities including provision of new graves within the permitted burial grounds are separately administered by DO/Is, HAD. Other 'Burial Ground' use outside these permitted burial grounds would require planning permission (if applicable) from the Board. As to the issue of 'Destroy First,

Build Later', it should be noted that 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. Should unauthorised development be found in the Area, enforcement action will be instigated under the Ordinance as appropriate. In view of the above, the control of burial activities within and outside the permitted burial grounds is considered appropriate.

Proposed columbarium/memorial garden development in Po Toi (**R9 and R10**)

6.30 The proposed columbarium/memorial garden development falls within the "CA" zone in Po Toi, which is composed of natural landscape worthy of conservation. The proposed development likely involves large scale vegetation clearance and hence may impose adverse ecological impact on the habitats within the "CA" zone. It is also considered incompatible with the surrounding natural environment and landscape. Moreover, there are insufficient information and illustrative materials to demonstrate that the proposed development would not have adverse impacts on environmental, visual, landscape, traffic, public order and infrastructural aspects. The benefits and impacts of the proposed development cannot be ascertained at this juncture.

6.31 As to the allegation of **R10** that the proposed columbarium/memorial garden development should be regarded as an 'Existing Use' (EU) under the Ordinance, there is no evidence or information to establish that there is any existing 'Columbarium' / 'Memorial Garden' use in Po Toi. The onus of proof rests with the owners. Besides, even if the alleged 'Columbarium' and/or 'Memorial Garden' use is an EU under the Ordinance, it does not necessarily mean that the EU could meet relevant legislation and government requirements including the conditions of the lease concerned. As advised by the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD), the subject sites are mainly demised for agricultural purpose.

6.32 As advised by the Secretary for Food and Health, while the Private Columbaria Bill (the Bill) was introduced into the Legislative Council on 25 June 2014, there is no legal instrument for the government to regulate columbaria as a distinct form of operation. Subject to the passage of the Bill and the amendments (if any), any columbarium which was in operation before 8:00 a.m. on 18 June 2014 with interred ashes in niches (i.e. a pre-Bill columbarium), could apply for exemption, subject to fulfilment of other eligibility requirements prescribed under the Bill. A Private Columbaria Licensing Board (the Licensing Board) will be set up upon the enactment of the Bill to serve as the licensing authority to process the applications received. Although a Notification Scheme (NS) was launched by the Food and Environmental Hygiene Department (FEHD) on 18 June 2014 to collect information on the operational particulars of the private columbaria to form a basis for determining whether a particular columbarium should be accorded the status of a pre-Bill columbarium, and that **R10** had joined the NS and furnished to FEHD data in respect of the columbarium development thereat, the future Licensing Board would have the sole and absolute discretion to determine whether it should be accorded the status of a pre-Bill columbarium

based on the evidence complied by FEHD through the NS as well as any evidence that may be produced by the representer. At this juncture, whether the alleged columbarium development would be accorded the status of a pre-Bill columbarium or whether it would be eligible to apply for exemption under the future licensing regime cannot be ascertained. At this stage, it would be premature for the representer to assume that, by virtue of the fact that it has joined the NS, it would be accorded the status of a pre-Bill columbarium.

"R(D)" zone boundary, concerns on residential development in Po Toi and proposals relating to the "R(D)" zone (**R3, R4, R11 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789**)

6.33 Considerations for various factors including land status, conservation of the ecological value in the Area, locations of existing domestic structures/ squatters and site characteristics have been considered in the delineation of the "R(D)" zone. The "R(D)" zone is intended to reflect the prevailing site characteristics including the existence of temporary structures and private lots with building entitlement. As advised by DLO/Is, LandsD, the "R(D)" zone covers 4 old schedule building lots, 1 new grant garden lot and 8 Government Land Licences (GLL) (**Plan H-2b**). There are also several temporary structures found within the "R(D)" zone (**Plans H-2b and H-4d**). Relevant government departments including AFCD and EPD have no objection to the boundary of the "R(D)" zone.

6.34 As to the proposals to revise the Notes of the "R(D)" zone to protect the natural environment at Po Toi from destruction by over-development, it should be noted that the Notes of the "R(D)" zone generally follows MSN including uses which may be considered by the Board under the planning application system. This is to allow flexibility for new house development and/or provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances (**R3 and R17**). Flexibility is also allowed for new development within the "R(D)" zone subject to planning permission from the Board.

"V" zone boundary and proposals relating to the "V" zone (**R6 to R8, R11, R12, R14, R16 to R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700, R727 to R737 and R757 to R789**)

6.35 There are two divergent views on the boundary of the "V" zone. Whilst Member of IsDC and some individuals in Group 1 (**R6 to R8**) consider that the "V" zone area is insufficient to meet the Small House demand for Po Toi Islands, the green/concern groups in Group 2 (**R11, R12, R14, R16 to R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700, R727 to R737 and R757 to R789**) consider that the "V" zone is excessive and encroaches upon some ecologically sensitive areas.

6.36 The boundary of the "V" zone has been drawn up taking account of site conditions of the area within the 'Village Environ' ('VE'), existing village clusters, local topography and site characteristics and concerned departmental advice. The Small House demand is only one of the various factors considered in drawing up the "V" zone boundary. Relevant government departments have been consulted and no adverse comment on the "V" zone boundary has been received. In particular, the mature woodland to the north of Po Toi Village has been excluded from the "V" zone boundary after considering the public and government departments' comments during the plan formulation stage.

6.37 With a view to minimising adverse impacts on the natural environment of the Area coupled with its limited infrastructure, an incremental approach has been adopted for designating "V" zone for Small House development in that the land area of "V" zone would not fully meet the land requirement of Small House demand at the outset with an aim to confine such developments at suitable locations adjacent to existing village clusters. Discounting areas of high conservation and landscape value and for government, institution and community facilities, the remaining area covered by the current "V" zone is mainly occupied by the existing village clusters and the adjoining land suitable for village development.

6.38 The total developable land within "V" zone on the draft OZP, covering a total area of 0.74ha, amounts to about 0.25ha, equivalent to about 10 Small House sites. This can satisfy about 50% of the total 10-year forecast of Small House demand in the Area. Regarding the 10-year forecast of the Small House demand, it is noted that the demand figure in 2015 remains unchanged when compared to that in 2012. Should there be a genuine need to use the land outside the "V" for Small House development, there is provision for such development under planning application system and each application would be considered by the Board on its individual merits.

Table 1 – Table showing the developable land of "V" zone

Demand figures in 2012		**Demand figures in 2015**		'VE' Approx. Area (ha)	"V" zone area (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 Application	10-year forecast	Outstanding Application	10-year forecast					
0	20	0	20	3.27	0.74	0.5	0.25*	50%

Note:

* Includes land area currently occupied by temporary domestic structures/squatters which can be developed into Small Houses upon redevelopment.

6.39 As to the concerns on the over-estimation of the Small House demand at Po Toi which would attract Small House applications from southern Lamma Island (**R11**), it should be noted that under the prevailing land policy, the indigenous inhabitants' representative in southern Lamma Island can apply and build Small House at Po Toi only if they have obtained suitable private land and the proposed Small House must be built within the lot boundaries of the lot under application. Such application should be handled by LandsD

under the Small House policy. Besides, sufficient land has been reserved for Small House development in southern Lamma Island.

6.40 The area proposed for expansion of the "V" zone to the southeast of Tai Wan, Po Toi (**R6 and R8**) is completely outside the 'VE'. As advised by DLO/Is, LandsD, in general, land for building Small House is confined to areas within 'VE'.

6.41 With regard to the proposals to further restrict development within the "V" zone by requiring planning application for all developments within the "V" zone (**R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700 and R727 to R737**), it should be noted that the planning intention of the "V" zone is to designate both existing recognised village and areas of land considered suitable for village expansion. The Notes of the "V" zone generally follows MSN including several Columns 1 and 2 uses to duly reflect its planning intention and to allow flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Uses that may impose adverse impacts on the surroundings have been put in Column 2 uses in the Notes of the "V" zone so that planning application to the Board is required. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances.

6.42 Moreover, there are existing mechanisms administered by LandsD to regulate Small House development. LandsD when processing Small House applications will consult concerned departments including EPD, AFCD, the Transport Department, the Drainage Services Department, the Water Supplies Department, the Fire Services Department, the Civil Engineering Development Department and PlanD to ensure that all relevant departments would have adequate opportunity to review and comment on the applications from different aspects. LandsD would require the applicant to comply with relevant standards and regulations, such as EPD's Practice Note for Professional Person (ProPECC PN) 5/93 "*Drainage Plans subject to Comment by the Environmental Protection Department*" in respect of on-site septic tank system for any development proposals/submissions.

Concerns on the planning controls on filling/excavation of land and reserving land for government, institution and community facilities (**R7 and R8**)

6.43 At present, there is no overall programme for the improvement or provision of infrastructure and/or government, institution and community (GIC) facilities within the Area. The need and timing of provision of infrastructure and GIC facilities such as water and electricity supplies would depend on, inter alia, population, provision standards and resources availability in consultation with relevant government departments. While provision of infrastructure and GIC facilities coordinated by government departments is generally always permitted under the draft OZP, such works involving filling of land/pond, excavation of land and diversion of stream within the "CA" and "CPA" zones would require planning permission from the Board. The Board will consider each application on its individual merits.

Unjustified procedures in preparing of the draft OZP (**R7 and R10**)

6.44 As detailed in paragraphs 4.2 and 5, consultations with IsDC, LISRC and local residents of Po Toi have been conducted during the preparation of the draft OZP and their comments have been incorporated in the draft OZP as appropriate. Besides, the statutory plan-making process, which involves the exhibition of the draft OZP for public inspection, submission of representations and comments by the public, as well as the hearing of representations and comments received, is itself a public consultation process under the Ordinance (**R7 and R10**).

RESPONSES TO COMMENTS

6.45 The comments raised in respect of the draft OZP are similar to the grounds of representations. The assessments in paragraphs 6.17 to 6.44 above are relevant. Detailed responses to the comments are provided in **Annex IV**.

7. Consultation

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

(a) Secretary for Food and Health;
(b) Department of Justice;
(c) Chief Architect/CMD2, Architectural Services Department;
(d) Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department;
(e) Chief Town Planner/Central Enforcement and Prosecution, Planning Department (PlanD);
(f) Chief Town Planner/Urban Design and Landscape, PlanD;
(g) Director of Agriculture, Fisheries and Conservation;
(h) Director of Environmental Protection;
(i) Director of Food and Environmental Hygiene;
(j) District Officer/Islands, Home Affairs Department; and
(k) District Lands Officer/Islands, Lands Department (LandsD).

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

(a) Antiquities and Monuments Office, Leisure and Cultural Services Department;
(b) Chief Engineer/Development(2), Water Supplies Department;
(c) Chief Engineer/Port Works, Civil Engineering and Development Department (CEDD);
(d) Chief Building Surveyor/New Territories East 1 and Licence, Buildings Department;
(e) Commissioner of Police;
(f) Commissioner for Transport;

(g) Chief Engineer/Hong Kong Island and Islands, Drainage Services Department;
(h) Director of Fire Services;
(i) Director of Electrical and Mechanical Services;
(j) Director of Hong Kong Observatory;
(k) Director of Leisure and Cultural Services;
(l) District Lands Officer/Hong Kong West and South, LandsD;
(m) Head of Geotechnical Engineering Office, CEDD; and
(n) Project Manager/Hong Kong Island and Islands, CEDD.

8. Planning Department's Views

8.1 The supportive views of **R1 to R5** are noted. Based on the assessments in paragraph 6 above and the following reasons, PlanD does not support the remaining views of **R1 to R5** and the views of **R6 to R813** and considers that the draft OZP should not be amended to meet the representations:

Ecological, conservation and heritage values of Po Toi (**R3 to R6 and R11 to R813**)

(a) the general planning intention and designation of "CA", "CPA" and "GB" zonings on the draft OZP have duly reflected the habitats of high ecological and scientific values in the Area, as well as landscape character, local topography, site characteristics, stakeholders' views and concerned departments' advice;

Objection to the conservation zonings on Po Toi, deletion of the "CPA" zones and resumption of/compensation for land under conservation zonings (**R7 to R10**)

(b) the "CA", "CPA" and "GB" zones are designated to duly reflect the planning intention of the Area to protect the natural landscape with high ecological and scientific values that are worthy of conservation;

(c) private land would not be resumed for nature conservation purpose per se according to the prevailing government policy. The development rights of the respective private land owners would, however, not be totally deprived as the land can be put to 'always permitted uses' and other uses as long as planning approval is obtained. The draft OZP would not in any way affect the owners' right to assign or transfer the interests in their land, the designation of "CA" zone on the draft OZP would not contradict Articles 6 and 105 of the Basic Law;

(d) the designation of "CPA" zoning has no implication on the enforcement under the Marine Park and Marine Reserves Regulation (Cap. 476A) (**R7 and R8 only**);

Reserving land for holiday accommodation facilities, concerns on education and recreational development within the "CA" zone and proposals relating to the "CA" zone (**R8, R13, R15, R16, R18, R19, R45, R55, R60, R62 to R287, R289 to R501, R503 to R589, R591 to R625, R648, R663 to R706, R722 to R724, R726 to R729, R751, R755 and R756**)

(e) the Notes of the "CA" zone generally follows the Master Schedule of Notes (MSN) including uses like 'Holiday Camp' that may be considered by the Board under the planning application system to allow flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances;

Designation of "SSSI" and/or CP (**R3, R4, R11 to R14, R17 to R19, R40, R43, R45, R55, R59, R61, R62, R71 to R74, R77, R80 to R317, R319 to R352, R354 to R621, R623 to R676, R678 to R686, R695 to R720, R725, R727, R729 to R734, R738 to R750, R752 to R756, R759 to R764 and R790 to R796**)

(f) while the proposal to designate Po Toi as "SSSI" is subject to detailed study, the planning intention to conserve this area has been clearly reflected in the conservation zonings designated on the draft OZP. The designation of Country Park/Marine Park is under the jurisdiction of the Country and Marine Parks Authority governed by the Country Parks Ordinance (Cap. 208) and Marine Parks Ordinance (Cap. 476) which are outside the purview of the Board;

Burial grounds in the "GB" zones, concerns on the existing burial activities in the draft OZP and proposals relating to the "GB" zone (**R6, R7, R14 and R808**)

(g) the control of burial activities within and outside the permitted burial grounds is considered appropriate as burial activities including provision of new graves within the permitted burial grounds are generally tolerated under the draft OZP but separately administered by the District Officer/Islands, Home Affairs Department. Other 'Burial Ground' use outside these permitted burial grounds would require planning permission (if applicable) from the Board;

(h) the proposed expansion of burial ground near Tai Wan Pier may cause further adverse ecological and landscape impacts on the surroundings. There are also no sufficient justification and assessment to support the proposal (**R6 only**);

(i) the Notes of the "GB" zone generally follows MSN including uses that may be considered by the Board under the planning application system. This allows flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances (**R14 only**);

Lack of mechanism to protect the mature woodland and control of tree felling (**R13 and R18**)

(j) mature woodlands with high scientific and ecological values have been zoned "CA" for conservation purpose. There are also existing mechanisms to control felling of trees on government land (e.g. Development Bureau Technical Circular (Works) No. 10/2013, "*Tree Preservation*") and private land (e.g. via land lease conditions and Lands Administration Office Practice Notes (LAO PN) No. 7/2007, "*Tree Preservation and Tree Removal for Building Development in Private Projects*"), as appropriate;

Proposed columbarium/memorial garden development in Po Toi (**R9 and R10**)

(k) there is insufficient information to demonstrate that the proposed columbarium/memorial garden development would not have adverse impacts on environmental, visual, landscape, traffic, public order and infrastructural aspects. The benefits and impacts of the proposed development cannot be ascertained at this juncture;

(l) there is no evidence or information to establish that there is any existing 'Columbarium'/'Memorial Garden' use in Po Toi. Even if the alleged 'Columbarium' and/or 'Memorial Garden' use is an 'Existing Use' ('EU') under the Ordinance, it does not necessarily mean that the EU could meet relevant legislation and government requirements including the conditions of the lease concerned (**R10 only**);

(m) it would be premature to assume that, by virtue of the fact that a columbarium development that has joined the Notification Scheme under the Private Columbaria Bill, the concerned columbarium development would be eligible to apply for exemption under the future licensing regime (**R10 only**);

"R(D)" zone boundary, concerns on residential development at Po Toi and proposals relating to the "R(D)" zone (**R3, R4, R11 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789**)

(n) the "R(D)" zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. Its boundary has been drawn up taken into account the land status, ecological and landscape values, locations of existing domestic structures/squatters and site characteristics. The Notes of the "R(D)" zone generally follows MSN including uses which may be considered by the Board under the planning application system. This is to allow flexibility for new house development and/or provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own

merits taking account of the prevailing planning circumstances;

"V" zone boundary and proposals relating to the "V" zone (**R6 to R8, R11, R12, R14, R16 to R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700, R727 to R737 and R757 to R789**)

(o) the planning intention of the "V" zone is to designate both existing recognised village and areas of land considered suitable for village expansion. The boundary of the "V" zone has been drawn up taking account of site conditions of the area within the 'Village Environ' ('VE'), existing village clusters, local topography and site characteristic. The Small House demand forecast is only one of the factors in drawing up the "V" zone boundary. An incremental approach for designating the "V" zone for Small House development has been adopted with an aim to confine Small House development at suitable locations;

(p) the Notes of the "V" zone generally follows MSN which include Columns 1 and 2 uses to duly reflect its planning intention and to allow flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Uses that may impose adverse impacts on the surroundings have been put in Column 2 uses in the Notes of the "V" zone so that planning application to the Board is required. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances;

(q) under the prevailing Small House policy administrated by the Lands Department, land for building Small House is confined to areas within 'VE'. The indigenous inhabitants' representative in southern Lamma Island can apply and build Small House at Po Toi only if they have obtained suitable private land and the proposed Small House must be built within the lot boundaries of the lot under application. Besides, sufficient land has been reserved for Small House development in southern Lamma Island;

Concerns on the planning controls on filling/excavation of land and reserving land for government, institution and community facilities (**R7 and R8**)

(r) the need and timing of provision of infrastructure and government, institution or community facilities in the Area would depend on, inter alia, population, provision standards and resources availability in consultation with relevant government departments. While provision of infrastructure and GIC facilities coordinated by government departments is generally always permitted under the draft OZP, such works within the "CA" and "CPA" zones involving filling of land/pond, excavation of land and diversion of stream would require planning permission from the Board. The Board will consider each application on its individual merits; and

Unjustified procedures in preparing of the draft OZP (**R7 and R10**)

(s) consultations with the Islands District Council, the Lamma Island (South) Rural Committee and local residents of Po Toi have been conducted during the preparation of the draft OZP. Besides, the statutory plan-making process, which involves the exhibition of the draft OZP for public inspection, submission of representations and comments by the public, as well as the hearing of representations and comments received, is itself a public consultation process under the Town Planning Ordinance.

9. Decision Sought

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

10. Attachments

Annex I-A	Representation made by Member of the Islands District Council and private landowners (Group 1)
Annex I-B	Representation made by green/concern groups and sample of representations in standard forms/e-emails (Group 2)
Annex II	Comments on representations made by green/concern groups and samples of comments on representations in standard forms/e-emails
Annex III	Summary of the grounds of representations/representers' proposal and PlanD's responses
Annex IV	Gist of comments on representations and PlanD's responses
Annex V	List of Representers
Annex VI	List of Commenters
Plan H-1	Location Plan of Representation Sites
Plans H-2a and 2b	Site Plan of Representation Sites
Plans H-3	Aerial Photo of Representation Sites
Plans H-4a to 4d	Site Photos of Representation Sites
Plan H-5a to H-5c	Representers' Proposals

PLANNING DEPARTMENT
NOVEMBER 2015

城市規劃委員會文件第 10017 號
考慮日期：2015 年 11 月 5 日

《蒲台群島分區計劃大綱草圖編號 S/I-PTI/1》
考慮申述編號 TPB/R/S/I-PTI/1-R1 至 R813 及
意見編號 TPB/R/S/I-PTI/C1 至 C1462

組別	申述內容	申述人	提意見人
1	反對這份分區計劃大綱草圖，理由包括保育地帶所施加的嚴格限制會剝奪私人土地的發展權及影響村民的生計，以及「鄉村式發展」地帶不夠大，未能應付小型屋宇的需求。	**總數：4** **R7**：離島區議員余麗芬女士 **R8**：個別人士 **R9**：浩和投資有限公司 **R10**：Splendid Resources Inc.及 Sky Pacific Ltd.	**總數：118** 支持 **R9 及 R10** 有關反對這份分區計劃大綱草圖把私人土地劃為「自然保育區」地帶的意見，以及支持在蒲台發展靈灰安置所／紀念花園 **C1202**：浩和投資有限公司(**R9**) **C1203**：Splendid Resources Inc.及 Sky Pacific Ltd.(**R10**) **C1204**：蒲台島值理會[1] **C1205 至 C1319**：個別人士
2	支持這份分區計劃大綱草圖保護蒲台群島的自然環境，亦大致同意所劃設的「自然保育區」地帶，但反對更改蒲台的土地用途，特別是改作發展紀念花園／靈灰安置所。	**總數：5** **R1 至 R3 及 R5**：個別人士 **R4**：香港地貌岩石保育協會	**總數：1 344** 就 **R1 至 R5** 提出意見及支持 **R11 至 R813** 有關把蒲台／蒲台群島指定為「具特殊科學價值地點」和郊野公園的建議 **C1**：香港觀鳥會 **C2**：世界自然基金會香港分會 **C3**：創建香港

[1] 城市規劃委員會秘書處於二零一五年八月四日收到一封信，內容指**C1204**並非代表蒲台島值理會提交。該意見書會當作由個別人士提交的意見書處理。

組別	申述內容	申述人	提意見人
2	基於環境問題反對這份分區計劃大綱草圖，特別是所劃設的「住宅(丁類)」地帶，並就所劃設的「自然保育區」地帶提出意見，以及建議把蒲台／蒲台群島指定為「具特殊科學價值地點」和郊野公園。	**總數：804** **R6**：蒲台島村公所關注組 **R11**：長春社 **R12**：香港野生雀鳥保育關注組 **R13**：香港觀鳥會 **R14**：創建香港 **R15**：世界自然基金會香港分會 **R16**：嘉道理農場暨植物園公司 **R17**：環保觸覺 **R18 至 R813**：個別人士	**C4**：香港地貌岩石保育協會 **C5 至 C1201**：個別人士 反對 **R9 及 R10**，理由是擬議的靈灰安置所／紀念花園發展會破壞蒲台的自然及寧靜環境 **C1320 至 C1461**：個別人士 不關乎任何個別申述的意見： **C1462**：個別人士
	總計：	**813**	**1 462**

註：

上表所列由離島區議員、環保／關注組織、村民及相關機構提交的申述書和意見書，以及一些內容劃一的信／電郵的樣本分別夾附於**附件 I-A／I-B 及 II**。申述人及提意見人的名單分別夾附於**附件 V 及 VI**。全套申述書和意見書存放於城規會秘書處，供委員查閱。

1. 引言

1.1 二零一五年二月二十七日，城市規劃委員會(下稱「城規會」)根據《城市規劃條例》(下稱「條例」)第 5 條展示《蒲台群島分區計劃大綱草圖編號 S/I-PTI/1》(下稱「草圖」)，以供公眾查閱。在展示草圖的兩個月期間，收到 813 份申述書。二零一五年五月十九日，城規會公布申述書的內容，為期三個星期，讓公眾提出意見。公布期於二零一五年六月九日屆滿，其間共收到 1 462 份意見書。

1.2 二零一五年九月二十五日，城規會決定把所有申述書和意見書分為兩組，考慮其內容：

第 1 組

(a) 此組一併聆聽的有 4 份申述書(**R7 至 R10**)和 118 份意見書(**C1202 至 C1319**)的內容，皆反對草圖，理由包括草圖劃設的保育地帶所施加的嚴格限制會剝奪私人土地的發展權及影響村民的生計，以及「鄉村式發展」地帶不夠大，未能應付小型屋宇的需求；以及

第 2 組

(b) 此組一併聆聽的有 809 份申述書(**R1 至 R6 及 R11 至 R813**)和 1 344 份意見書(**C1 至 C1201 及 C1320 至 C1462**)的內容，皆基於環境問題反對草圖及／或就草圖提出意見，涉及的包括位於大灣公眾碼頭旁邊的成齡樹林的「住宅(丁類)」地帶、「自然保育區」地帶發展教育及康樂設施的潛力，以及把蒲台／蒲台群島指定為「具特殊科學價值地點」和郊野公園的事宜。

1.3 本文件旨在提供資料，以便城規會考慮有關申述及意見。城規會已根據條例第 6B(3)條，邀請申述人及提意見人出席會議。

2. 申述

2.1 在收到的 813 份申述書中，有五份(**R1 至 R5**)表示支持草圖，其餘 808 份(**R6 至 R813**)則表示反對。有關意見大致分類如下：

(a) 表示支持的申述書其中四份由個別人士(**R1 至 R3 及 R5**)提交，其餘一份則來自香港地貌岩石保育協會(**R4**)。他們大致支持草圖保護蒲台群島的自然環境，同時反對更改蒲台的土地用途，特別是改作發展紀念花園／靈灰安置所。不過，其中兩份申述書(**R3 及 R4**)反對在大灣公眾碼頭附近劃設「住宅(丁類)」地帶，因為該處的成齡樹林是候鳥重要的覓食／棲息地。他們亦建議把蒲台／蒲台群島指定為「具特殊科學價值地點」或郊野公園。

(b) 表示反對的 808 份申述書中，一份來自離島區議會(**R7**)，八份來自環保／關注組織(**R6 及 R11 至**

R17)，兩份來自蒲台的土地擁有人(**R9 及 R10**)，其餘的則是由個別人士提交的多款內容劃一的表格／電郵(**R8 及 R18 至 R813**)。他們的申述理據撮述如下：

(i) 表示反對的申述書大部分反對草圖，尤其是所劃設的「住宅(丁類)」地帶，理由是位於此地帶內的成齡樹林是候鳥重要的覓食／棲息地。這些申述書建議把該處由「住宅(丁類)」地帶改劃為「自然保育區」地帶、把「鄉村式發展」地帶及「住宅(丁類)」地帶的小型屋宇發展及重建納入規範／收緊其管制，以及把蒲台／蒲台群島指定為「具特殊科學價值地點」及郊野公園(**R11 至 R813**)；以及

(ii) 至於其餘五份表示反對的申述書，**R6** 同意把灣仔劃為「自然保育區」地帶，及反對在蒲台發展紀念花園／靈灰安置所；此外，亦建議擴大草圖的「鄉村式發展」地帶及大灣公眾碼頭附近的指定墓地。**R7 及 R8** 認為對草圖劃設的保育地帶所施加的嚴格管制有礙提供基礎設施，亦會剝奪財產權，影響村民的生計，以及窒礙島上旅遊業發展的機會。**R9 及 R10** 反對草圖所劃設的「自然保育區」地帶，認為違反地契所賦予的發展權。其中一名申述人(**R10**)亦辯稱擬議的紀念花園／靈灰安置所是草圖所指的「現有用途」。

2.2 上述由離島區議員、環保／關注組織及機構所提交表示支持或反對的申述書及由個別人士提交的申述書樣本分別載於**附件 I-A 及 I-B**。他們的建議於**圖 H-5a 至 H-5c** 顯示。申述書提出的主要理據及規劃署的回應撮述於**附件 III**。

申述的理據及建議

<u>第 1 組</u>

2.3 **第 1 組**(**R7 至 R10**)申述書的主要理據和建議撮述如下：

申述的理據

反對在蒲台劃設保育地帶(**R7 至 R10**)

(a) 把蒲台大部分地方劃為「自然保育區」地帶、「海岸保護區」地帶及／或「綠化地帶」，會局限當地日後的發展，以及窒礙當地旅遊業發展的機會，而發展旅遊業可惠及當地人，改善他們的生計。申述人擔心，《海岸公園及海岸保護區規例》(第 476A 章)會限制及／或禁止在「海岸保護區」地帶進行捕魚或採紫菜等活動，對當地人的生計和旅遊業的發展造成負面影響(**R7 及 R8**)。

(b) 反對把私人地段(**圖 H-2b**)劃為「自然保育區」地帶，因為根據地契而享有當然權利進行發展的機會會就此消失。草圖劃設保育地帶，剝奪了私人土地的發展權，有違《基本法》第六及第一百零五條(**R9 及 R10**)。

「綠化地帶」內的墓地(**R7**)

(c) 雖然蒲台的兩片傳統墓地劃為「綠化地帶」，讓該處能夠進行殯葬活動，但墓地的界線卻沒有清楚劃出。

建議在蒲台發展靈灰安置所／紀念花園(**R9 及 R10**)

(d) 發展紀念花園與周圍的環境配合、不會造成無法克服的負面影響，又可滿足骨灰龕位的迫切需求，更可改善蒲台的環境和當地人的生計(**R9 及 R10**)。

(e) 在 **R10** 申述地點發展了的紀念花園應予容忍，因為該紀念花園在首份《蒲台群島發展審批地區草圖編號 DPA/I-PTI/1》於二零一二年三月二日刊憲前已經存在，並於二零一四年八月獲接納為食物環境衞生署負責執行的現有通報計劃下的「草案前骨灰安置所」。

「鄉村式發展」地帶的範圍(**R7 及 R8**)

(f) 「鄉村式發展」地帶不足以應付發展小型屋宇的需求。當局劃設「鄉村式發展」地帶時，沒有顧及南丫島南部的小型屋宇需求，以及居於蒲台群島的人口曾達 2 000 這一事實。

關注對填土／挖土的規劃管制(**R7**)

(g) 興建基礎設施通常要填土／挖土，若要進行這些工程需要申請規劃許可，而城規會很有可能拒絕，則會防礙提供有利於當地人的基礎設施。

擬備草圖的程序不公(**R7 及 R10**)

(h) 當局擬備草圖時，漠視村民的需要。城規會亦沒有盡其法定責任，在擬備草圖時作出所需的諮詢和安排。草圖如此劃設各用途地帶，違反了條例所訂明的城規會使命。

申述人的建議

取消「海岸保護區」地帶(**R8**)

(i) 取消草圖上的「海岸保護區」地帶，以免妨礙當地人和遊客進行捕魚活動。

收回劃作保育地帶的土地／就此作出補償(**R8**)

(j) 政府如欲在蒲台群島劃設保育地帶，例如「綠化地帶」和「自然保育區」地帶，就應收回受影響的私人土地或向土地擁有人作出補償。

預留土地發展度假住宿設施(**R8**)

(k) 應預留土地發展低密度的度假住宿設施，例如生態旅舍、青年旅舍及民宿，以促進可持續旅遊業的發展，從而推動蒲台的經濟發展。

建議在蒲台發展靈灰安置所／紀念花園(**R9 及 R10**)

(l) 把 **R9** 的私人地段改劃為「其他指定用途」註明「紀念花園連靈灰安置所」地帶(**R9**)，使該處能發展擬議的靈灰安置所，以及把 **R10** 的私人地段改劃為「其他指定用途」註明「靈灰安置所」地帶(**R10**)，以反映該處的靈灰安置所是「現有用途」，以及表示尊重地契所賦予的合法發展權(**圖 H-5a**)。

擴大「鄉村式發展」地帶的範圍(**R8**)

(m) 把「鄉村式發展」地帶的範圍向南擴大至至蒲台大灣的東南面範圍(**圖 H-5a**)。

預留土地闢設政府、機構及社區設施(**R8**)

(n) 應預留土地闢設政府、機構及社區設施，以滿足當地、整個區域甚或全港的需要。

第 2 組

2.4 在第 2 組的申述書中，**R1 至 R5** 支持草圖透過劃設保育地帶保護蒲台群島的自然環境，但反對更改蒲台的土地用途，特別是劃設「住宅(丁類)」地帶。**R6 及 R11 至 R813** 基於環境問題反對草圖。這組申述書的主要理據及建議撮述如下：

申述的理據

蒲台的生態、保育及文物價值(**R3 至 R6 及 R11 至 R813**)

(a) 蒲台的成齡樹林是候鳥重要的遷徙中途站及庇護所，這可從該處錄得合共 328 個雀鳥品種反映出來，而且種類之多，可媲美米埔及大埔滘自然護理區。蒲台曾發現合共 12 個香港錄得的新雀鳥品種，數量與大埔滘自然護理區所發現的看齊。蒲台亦育有多個香港獨有／瀕危的自然而生的物種，例如盧氏小樹蛙，另外還有奇偉的地貌。因此，支持把蒲台大部分地方劃為「自然保育區」地帶。**R6** 亦支持把灣仔劃為「自然保

育區」地帶，因為這樣便可禁止在該處發展紀念花園／靈灰安置所。

(b) 規劃署擬備草圖時，混淆、曲解並掩蓋了與大灣保育價值相關的事實和資料**(R18)**。

(c) 反對進行任何會破壞蒲台群島生態／自然環境的發展**(R790 至 R808)**。

關注在「自然保育區」地帶內發展教育及康樂設施的問題 **(R13、R15、R16、R18、R19、R45、R55、R60、R62 至 R287、R289 至 R501、R503 至 R589、R591 至 R625、R648、R663 至 R706、R722 至 R724、R726 至 R729、R751、R755 及 R756)**

(d) 關注在「自然保育區」地帶內可能准許發展的附設夜宿設施的教育及康樂設施，因為發展這類設施，可能要砍掉樹木，不單有損該處的成齡樹林，更會威脅蒲台這個候鳥重要的食糧補給站。准許在「自然保育區」地帶內發展附設夜宿設施的康樂設施，也不符合此地帶旨在通過嚴格的規劃管制以保存豐富的生態資源和生物物種的規劃意向。

*「綠化地帶」內的墓地***(R6)**

(e) 昂裝的傳統墓地位置偏僻，村民絕少使用，因此並無需要把該處大片土地劃為「綠化地帶」，作殯葬活動之用。

*欠缺保護成齡樹林的機制***(R18)**

(f) 現時管制私人土地伐樹活動的機制主要是倚賴地政總署採取執行契約條款行動，但這不足以保護該片成齡樹林。草圖沒有對候鳥所依存的該片林地作出特別保護。

關注草圖所指的現有殯葬活動(**R808**)

(g) 草圖把現有的墓地視為「現有用途」而予以容忍，會鼓勵在其他將會納入發展審批地區圖的地區內進行「先破壞，後建設」。

「住宅(丁類)」地帶的範圍及關注在蒲台發展住宅的問題(**R3、R4、R11 至 R38、R41、R42、R44 至 R647、R649 至 R707、R709 至 R721、R727 及 R757 至 R789**)

(h) 把蒲台最重要的成熟樹林的候鳥棲息地劃為「住宅(丁類)」地帶並不恰當。在此地帶發展住宅，會清除樹木／植被，候鳥會因而失去重要的遷徙中途站，尤其是進行涉及現有屋宇的重建或加建／改動／修改的發展，由於無須向城規會申請規劃許可，故根本不會進行生態影響評估。

(i) 大灣是保育價值的核心所在，把該處劃為「住宅(丁類)」地帶並不合理，因為(**R16 及 R18**)：

(i) 沒有評估在該處發展住宅對生態和環境的影響，亦沒有提出紓解影響的措施；
(ii) 與部門和公眾的意見背道而馳；
(iii) 違反《生物多樣性公約》。

(j) 相對於該處現有構築物(其中不少殘破失修，無人居住)的覆蓋範圍，「住宅(丁類)」地帶的面積未免太大。「住宅(丁類)」地帶的規劃意向雖是要改善現有的臨時構築物，但實際上卻可以用作發展新住宅，對於這樣具保育價值的地方而言，此做法並不恰當。況且，村民若有需要改善他們現有的臨時構築物而將之重建為永久建築物，仍舊可在「自然保育區」地帶內進行，因為向城規會申請在此地帶發展「屋宇(只限重建)」，或會獲得批准，因此，根本不必劃設「住宅(丁類)」地帶(**R3、R11、R13、R14 及 R18**)。

「鄉村式發展」地帶的範圍(**R11、R12、R14、R16、R18及R757至R789**)

(k) 反對所劃設的「鄉村式發展」地帶，因為此地帶侵佔了重要的成齡樹林。該樹林的生境對候鳥十分重要，極具生態價值。此外，此地帶也侵佔了山谷，當中有易受影響的水體。

(l) 過去十年，蒲台村一直沒有村代表，令人懷疑該村的小型屋宇需求數字如何估算出來。當局依憑不知從何而來的小型屋宇需求預測數字來劃設「鄉村式發展」地帶，令人擔心會吸引來自南丫島南部的申請，結果出現更多小型屋宇發展，加重蒲台的負荷(**R11**)。

申述人的建議

有關「自然保育區」地帶的建議(**R13及R16**)

(m) 應刪除草圖《說明書》有關在「自然保育區」地帶發展附設夜宿設施的教育／康樂設施的所有陳述，因為這些都不是涉及凌駕性公眾利益的發展，亦不符合「自然保育區」地帶的規劃意向。

指定「具特殊科學價值地點」及／或郊野公園(**R3、R4、R11至R14、R17至R19、R40、R43、R45、R55、R59、R61、R62、R71至R74、R77、R80至R317、R319至R352、R354至R621、R623至R676、R678至R686、R695至R720、R725、R727、R729至R734、R738至R750、R752至R756、R759至R764及R790至R796**)(**圖H-5c**)

(n) 應把蒲台／蒲台群島指定為「具特殊科學價值地點」。其中一些具體建議有：**R13** 把蒲台西南面(即灣仔一帶)劃為「具特殊科學價值地點」及 **R18** 建議把碼頭附近劃為「住宅(丁類)」地帶的樹林指定為「具特殊科學價值地點」。為了更全面保護蒲台群島，使之免受雜亂無章的發展所影響，令這個生態易受影響的地方在保育與發展教育／康樂設施兩方面有更佳平

衡，符合二零零一年「新界西南發展策略檢討」所建議的發展策略，建議把蒲台群島指定為郊野公園，納入《郊野公園條例》(第 208 章)的保護範圍。

有關「綠化地帶」的建議(**R6 及 R14**)

(o) 應擴大大灣碼頭附近的「綠化地帶」，使該處現有的墓地能擴展，因為該處交通較便利。至於昂裝的「綠化地帶」，交通頗為不便，可縮減其範圍(**R6**)。

(p) 為保護和保存該區的生態和景觀，應刪除「綠化地帶」第二欄中的「靈灰安置所」、「屋宇」及「新界豁免管制屋宇」用途(**R14**)。

管制伐樹活動(**R13**)

(q) 蒲台的成齡樹及林地是候鳥重要的覓食及棲息地，為了保護和保存所有這些成齡樹及林地，應在草圖的《註釋》加入一項條文，訂明「未經城市規劃委員會許可，不得在私人及政府土地砍伐樹木」。

有關「住宅(丁類)」地帶的建議(**R3、R4、R12 至 R16、R18 至 R38、R41、R42、R44 至 R647、R649 至 R707、R709 至 R721、R727 及 R765 至 R767**)(**圖 H-5b**)

(r) 應把蒲台的部分／整個「住宅(丁類)」地帶改劃為「自然保育區」地帶，由城規會按每宗申請的個別情況考慮是否批准「屋宇(只限重建)」用途。

(s) 應把「住宅(丁類)」地帶內有林地覆蓋的部分改劃為「自然保育區」地帶(**R3** 及 **R18**)。另外，基於蒲台的生態價值，應把此地帶的範圍局限在現有構築物所在的地方(**R14、R16 及 R18**)。

(t) 為了保護大灣那些現為候鳥覓食及棲息之所的成齡樹，應把「住宅(丁類)」地帶改設於蒲台其他有較少

成齡樹／生態較不易受影響的地方，這樣會更為合適**(R16)**。

(u) 應修訂「住宅(丁類)」地帶的《註釋》，防止過度的發展損及自然環境和候鳥的生境**(R3 及 R17)**。修訂建議如下：

(i) 把「屋宇(只限重建；現有屋宇的加建、改動及／或修改)」用途從第一欄移至第二欄**(R3)**；以及

(ii) 刪除草圖《註釋》中「住宅(丁類)」地帶第二欄的所有用途，只准重建現有構築物**(R17)**。

*有關「鄉村式發展」地帶的建議***(R12、R14、R16 至 R19、R39、R40、R52、R54、R55、R57 至 R244、R246 至 R342、R344 至 R558、R560 至 R623、R625 至 R637、R639 至 R645、R648、R649、R677、R700 及 R727 至 R737)**

(v) 應縮減「鄉村式發展」地帶的面積，以免其範圍侵進此地帶北邊長有成齡樹及東北面那條河所在的地方**(R12、R14、R16 及 R18)**。其中一名申述人更建議把整個「鄉村式發展」地帶改劃為「自然保育區」地帶**(R12)(圖 H-5b)**。為了方便在蒲台村進行考古工作，有申述人建議在該區劃設適當的用途地帶，規定要取得負責考古事宜的部門的批准，才可進行發展**(R14)**。

(w) 有建議擴大「鄉村式發展」地帶**(R6)**，有如 **R8** 所建議那樣，把此地帶的範圍向南擴展至包括蒲台灣仔一個地方**(圖 H-5a)**。

(x) 為了確保「鄉村式發展」地帶北面外圍的成齡樹得到適當保護，應修訂「鄉村式發展」地帶的《註釋》**(R17、R19、R39、R40、R52、R54、R55、R57 至 R244、R246 至 R342、R344 至 R558、R560 至 R623、R625 至 R637、R639 至 R645、R648、**

R649、R677、R700 及 R727 至 R737)。具體建議如下：

(i) 刪除草圖《註釋》中「鄉村式發展」地帶第二欄的所有用途，只准重建現有構築物(**R17**)；以及

(ii) 把「屋宇(只限新界豁免管制屋宇)」用途從第一欄移至第二欄，由城規會按每宗小型屋宇申請的個別情況作出考慮(**R19、R39、R40、R52、R54、R55、R57 至 R244、R246 至 R342、R344 至 R558、R560 至 R623、R625 至 R637、R639 至 R645、R648、R649、R677、R700 及 R727 至 R737**)。

3. 對申述的意見

3.1 所收到的 1 462 份意見書中，除 **C1462** 外，全部都與個別申述有關。這些意見書可分為以下兩組：

(a) 第 I 組有 118 份意見書(**C1202 至 C1319**)，表示支持 **R9** 及 **R10** 有關反對把其私人地段劃為「自然保育區」地帶的申述，亦支持他們有關把其土地改劃作發展紀念花園的建議。他們相信有關的發展與四周的自然環境協調，又可改善當地村民的生活，亦有助解決香港靈灰安置所短缺的問題；以及

(b) 第 II 組有 1 344 份意見書(**C1 至 C1201** 及 **C1320 至 C1462**)，表示基於保育理由，支持環保／關注組織表示反對的申述及建議，以及反對離島區議員、蒲台島村公所關注組及兩名土地擁有人表示反對的申述。當中 **C1 至 C4** 及 **C1320 至 C1461** 更反對 **R9** 及 **R10** 有關把申述地點改劃作發展紀念花園的建議，認為這樣會破壞蒲台的自然環境及候鳥的生境。**C1462** 對劃設「鄉村式發展」地帶及「住宅(丁類)」地帶對環境可能帶來的負面影響表示極大關注，但有關的內容不關乎任何個別申述。

3.2 對申述的意見的摘要及規劃署的回應載於**附件 IV**，以供委員參閱。

4. 背景

4.1 二零一四年十一月二十一日，發展局局長行使行政長官所授予的權力，根據條例第 3(1)(a)條指示城規會擬備一份涵蓋蒲台群島(下稱「該區」)的分區計劃大綱圖。二零一四年十二月五日，城規會初步考慮《蒲台群島分區計劃大綱草圖編號 S/I-PTI/C》，同意這份草圖適宜提交離島區議會及南丫島南段鄉事委員會以作諮詢。

4.2 規劃署於二零一四年十二月的離島區議會及南丫島南段鄉事委員會的會議上徵詢兩者對這份草圖的意見；另按離島區議員余麗芬女士的建議，於二零一五年一月二十三日與南丫島南段鄉事委員會舉行另一次會議；此外，亦應蒲台居民的要求，於二零一五年一月三十日與他們會面，聆聽他們就這份草圖提出的關注問題。離島區議會及南丫島南段鄉事委員會反對擬議的「鄉村式發展」地帶範圍，當地居民則關注其重建現有屋宇／住用構築物的權利。當地居民亦反對蒲台灣仔那項懷疑是靈灰安置所／紀念花園的發展。他們全都關注在私人土地施加規劃管制的問題，並要求當局改善該區的基建和社區設施，以提升蒲台的生活環境。

4.3 環保／關注組織方面，香港觀鳥會、創建香港、綠色力量、世界自然基金會香港分會、嘉道理農場暨植物園公司、香港地貌岩石保育協會及各界關注骨灰龕法案大聯盟於二零一四年十二月十九日提交聯署信，表達他們對這份草圖的關注。因應這些環保／關注組織的要求，規劃署在二零一五年一月五日與他們舉行會議。他們主要關注擬議的「住宅(丁類)」地帶對生態的負面影響，以及把「鄉村式發展」地帶向北擴展的問題，並建議在這份草圖上擬議的「住宅(丁類)」地帶及「鄉村式發展」地帶內及周邊一帶加入保護樹木措施，以及把該區指定為「具特殊科學價值地點」，最終更應指定為郊野公園。

4.4 二零一五年二月十三日，城規會連同從離島區議會、南丫島南段鄉事委員會、環保／關注組織及個別市民所收到的意見，進一步考慮《蒲台群島分區計劃大綱草圖編號S/I-PTI/D》。城規會同意修訂這份草圖，把「鄉村式發展」地帶北面外圍的地方改劃為「自然保育區」地帶，剔出該處有成齡樹的地方，並把「鄉村式發展」地帶向東北面擴展至本來劃為「綠化地帶」的山谷，以及把「休憩用地」地帶納入「鄉村式發展」地帶，然後這份草圖便適宜展示，以供公眾查閱。

4.5 二零一五年二月二十七日，城規會根據條例第 5 條展示《蒲台群島分區計劃大綱草圖編號 S/I-PTI/1》，以供公眾查閱。

5. 諮詢離島區議會及南丫島南段鄉事委員會

在擬備草圖期間，規劃署進行地區諮詢，並取納了區內人士的意見，適當地加入《蒲台群島分區計劃大綱草圖編號S/I-PTI/D》。制訂《蒲台群島分區計劃大綱草圖編號S/I-PTI/1》後，規劃署於二零一五年三月十三日把這份草圖送交全部離島區議員及南丫島南段鄉事委員會的委員傳閱，但沒有收到回應。在展示草圖的兩個月期間，離島區議員余麗芬女士向城規會提交了一份申述書(即 **R7**)，表示反對草圖，理由是草圖對保育地帶施加的嚴格限制和有關填土／挖土工程的條文，會有礙提供基礎設施，亦會窒礙蒲台旅遊業的發展。申述的理據及規劃署的評估撮述於本文件的正文及**附件 III**。

6. 規劃考慮因素及評估

申述地點及周邊地區(圖 H-1 至 H-3)

6.1 申述地點的位置在**圖 H-1** 顯示。

整份分區計劃大綱圖

6.2 **R1 至 R3、R5、R11、R14 至 R17、R19、R40、R43、R45、R55、R59 至 R720、R722 至 R734、R738 至**

R759、R790 至 R796、R800、R802、R804、R807 至 R809 及 R811 至 R813 的申述地點涵蓋分區計劃大綱圖整個範圍(**圖 H-2a、H-3 及 H-4a**)。該區由香港最南端一羣島嶼組成，主要包括蒲台(約 369 公頃)、墨洲(約 3 公頃)、螺洲(約 120 公頃)、宋崗(約 48 公頃)及橫瀾島(約 10 公頃)，所涵蓋的總面積約為 550 公頃。該區有鄉郊自然環境，又具重要科學和保育價值，在香港是獨一無二的。

6.3 蒲台是香港最南端的島嶼，亦是這五個島嶼中最大的一個。島上多山，滿布突岩和植被，包括紅樹林、長有成齡大樹的林地，以及灌木叢。該島一派自然風貌，大灣及灣仔散布着一些鄉郊民居，這兩處亦是申述主要關注的地方。蒲台有來往香港仔／赤柱的持牌街渡服務，是該區唯一的公共交通服務。

6.4 橫瀾島是該區最東端的一個離島，島的南部滿布突岩，有少量灌木和草叢，北部則石骨嶙峋。該區的墨洲、螺洲及宋崗是孤島，島上多山，滿布突岩，夾雜着灌木和草叢。

<u>蒲台</u>

6.5 **R6 至 R8、R13、R18、R20 至 R39、R41 至 R42、R44、R46 至 R54、R56 至 R58、R721、R735 至 R737、R760 至 R789、R797 至 R799、R801、R803、R805、R806 及 R810** 的申述地點涵蓋蒲台(**圖 H-2b、H-3 及 H-4a**)，該處的特色已於上文第 6.3 段說明。蒲台的地理位置令它成為候鳥的重要食糧補給站，曾錄得三百多種鳥類，例如黑喉紅尾鴝、赤頸鶴、鷹鴞、馬來八色鶇和鳳頭蜂鷹。蒲台亦是香港僅有的四個有自然而生的盧氏小樹蛙棲息的地點之一。這種蛙在《國際自然保護聯盟瀕危物種紅色名錄》中列為「瀕危」物種。蒲台也是蝴蝶的集中地，品種達六十多個。螺洲及蒲台也錄得一些具保育價值的植物品種，如黃花美冠蘭、羅漢松、小花遠志及中華孩兒草。另外，橫瀾島是燕鷗的繁殖地。

蒲台灣仔的「自然保育區」地帶內的私人地段

6.6 **R9** 及 **R10** 的申述地點位於蒲台西南面的灣仔(**圖 H-2b、H-3 及 H-4b**)，該處由西北面一條通往蒲台公眾碼頭的行人徑可達。在二零一一／一二年，該處有部分地方曾發現有人清除植被並鋪設混凝土板。該處現時有植被覆蓋，但地上仍見少量混凝土板痕跡。

「住宅(丁類)」地帶

6.7 **R4、R12、R765 至 R767、R781、R782、R784 及 R787** 的申述地點涵蓋「住宅(丁類)」地帶。此地帶位於蒲台村西南面，在該村的「鄉村範圍」外(**圖 H-2b、H-3 及 H-4d**)，位置在坡腳，斜度由西向東上升，主要建有一些一至兩層高的臨時構築物。這些構築物在多年前興建，大部分都有人居住，有部分則已成頹垣。此地帶有行人徑連接坡上的地方及西南鄰的蒲台公眾碼頭。

「鄉村式發展」地帶

6.8 **R12、R765、R782 及 R784** 的申述地點涵蓋「鄉村式發展」地帶(**圖 H-2b、H-3 及 H-4c**)。此地帶位於該區唯一的認可鄉村蒲台村內屬「鄉村範圍」的那部分，北面是有植被的山坡，西南面是大灣，東南面有一條河。地帶內有一些一至兩層高的平房，主要建於行人徑沿路及大灣的北岸，當中有些的地面一層開設了為當地人而設的商店。此地帶的南部有一家海鮮酒家，名為明記海鮮酒家。每有節慶活動，村民會在此地帶東緣的一個地方搭建舞台，作中國戲曲表演之用；遇有緊急事故，該處會用作直升機升降坪。

規劃意向

6.9 該區的整體規劃意向，是保育該區具有高生態價值的地方、保護該區獨特的景貌，以及保持該區的鄉郊自然特色。若擬在該區或附近一帶進行發展，必須充分考慮如何保育生態和環境易受影響的地方，例如蒲台。該區另一規劃意向是對附設夜宿設施的教育及康樂設施，以及低層、低密度的住宅發

展實施適當的規劃管制，並透過把現有的臨時構築物重建作永久建築物，以改善現有的臨時構築物。

6.10「自然保育區」地帶的規劃意向，是保護和保存區內現有的天然景觀、生態系統及地形特色，以達到保育目的及作教育和研究用途，並且分隔開易受破壞的天然環境，以免發展項目對這些天然環境造成不良影響。根據一般推定，此地帶不宜進行發展。大體而言，有需要進行以助保存區內現有天然景觀或風景質素的發展，或者絕對基於公眾利益而必須進行的基礎設施項目，才可能會獲得批准。

6.11「海岸保護區」地帶的規劃意向，是保育、保護和保留天然海岸線，以及易受影響的天然海岸環境，包括具吸引力的地質特色、地理形貌，或在景觀、風景或生態方面價值高的地方，而地帶內的建築發展，會維持在最低水平。此地帶亦可涵蓋能作天然保護區的地方，以防護鄰近發展，抵抗海岸侵蝕的作用。根據一般推定，此地帶不宜進行發展。大體而言，有需要進行以助保存區內現有天然景觀或風景質素的發展，或者絕對基於公眾利益而必須進行的基礎設施項目，才可能會獲得批准。

6.12「綠化地帶」的規劃意向，主要是利用天然地理環境作為市區和近郊的發展區的界限，以抑制市區範圍的擴展，並提供土地作靜態康樂場地。根據一般推定，此地帶不宜進行發展。

6.13「住宅(丁類)」地帶的規劃意向，主要是透過把現有的臨時構築物重建作永久建築物，以改善鄉郊地區現有的臨時構築物。設立此地帶的目的，亦是要作低層、低密度的住宅發展，但這類發展須獲得城規會的規劃許可。

6.14「鄉村式發展」地帶的規劃意向，是就現有的認可鄉村和適宜作鄉村擴展的土地劃定界線。地帶內的土地，主要預算供原居村民興建小型屋宇之用。設立此地帶的目的，亦是要把鄉村式發展集中在地帶內，使發展模式較具條理，而在土地運用及基礎設施和服務的提供方面，較具經濟效益。在新界豁免管制屋宇的地面一層，有多項配合村民需要和鄉村發展

的商業和社區用途列為經常准許的用途。其他商業、社區和康樂用途，如向城規會申請許可，或會獲得批准。

6.15 在「住宅(丁類)」及「鄉村式發展」地帶內，如未取得城規會的許可，不得進行或繼續進行任何河道改道或填塘工程，包括為改作第一欄和第二欄所列的任何用途，或《註釋》說明頁所載的經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外)而進行或繼續進行者。在「綠化地帶」、「海岸保護區」地帶及「自然保育區」地帶內，如未取得城規會的許可，不得進行或繼續進行任何河道改道、填土／填塘或挖土工程，包括為改作第一欄和第二欄所列的任何用途，或《註釋》說明頁所載的經常准許的用途或發展(由政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外)而進行或繼續進行者。

對申述的理據和申述人的建議的回應

6.16 備悉 **R1 至 R3 及 R5** 表示支持的意見。對申述的其他理據及建議的修訂／建議的回應撮述如下：

蒲台的生態、保育及文物價值(**R3 至 R6 及 R11 至 R813**)

6.17 如上文第 6.2 至 6.5 段所述，該區有各種生態及科學價值高而值得保育的自然景物。蒲台更是候鳥重要的食糧補給站，亦有自然而生的盧氏小樹蛙，以及是多種蝴蝶的集中地，凡此種種，令蒲台的生態及科學價值高。在制訂草圖期間，除了上述生態及科學價值高的生境外，景觀特色、區內地形、土地特點、持份者的觀點和相關部門的意見，都在考慮之列。規劃土地用途時的詳細考慮因素亦收錄在規劃報告內，於二零一四年十二月五日交城規會考慮。把草圖的整體規劃意向定為保育生態價值高的地方、保護蒲台獨特的景貌，以及其鄉郊自然特色，又在該區劃設「自然保育區」地帶、「海岸保護區」地帶及「綠化地帶」，都充分反映以上各項因素都有考慮。在制訂草圖時，亦諮詢過漁農自然保護署署長(下稱「漁護署署長」)，他支持劃設「自然保育區」地帶，並對劃設「海岸保護區」地帶及「綠化地帶」沒有異議。

反對在蒲台劃設保育地帶、取消「海岸保護區」地帶及收回劃作保育地帶的土地／就此作出補償(**R7 至 R10**)

6.18 如上文 6.17 段所述，草圖在劃設保育地帶時已考慮該區的生態及科學價值、景觀特色、區內地形、土地特點、持份者的觀點和相關部門的意見等。由於漁護署署長亦支持劃設「自然保育區」地帶，並對劃設「海岸保護區」地帶及「綠化地帶」沒有異議，因此，草圖各保育地帶的擬議範圍皆恰當。

6.19 草圖所採用的「海岸保護區」地帶有別於《海岸公園及海岸保護區規例》(第 476A 章)所界定的「海岸保護區」。草圖上的「海岸保護區」地帶並不會按第 476A 章執法。漁護署署長表示，蒲台群島一帶水域現時沒有已指定或計劃指定的海岸保護區(**R7 及 R8**)，即使劃設了「海岸保護區」地帶，一般的捕魚活動也不受影響。

6.20 **R10** 指稱劃設保育地帶會剝奪土地擁有人的土地使用權，有違《基本法》第六及第一百零五條。關於這問題，當局曾諮詢律政司。律政司認為，草圖劃設「自然保育區」地帶，不會造成所說的情況，因為有關土地可作「經常准許的用途」，以及只要取得規劃許可就可進行的其他用途。此外，草圖無論如何都不會影響土地擁有人轉移或轉讓其土地權益的權利。因此，律政司認為，就《基本法》第六及第一百零五條而言，有關保障土地權益的投訴不能成立。

6.21 關於申述人提出收回劃作保育地帶的土地／就此作出補償的建議，現時政府並沒收回私人土地作自然保育用途的政策。除非這些土地須作發展用途，政府並沒有機制以自然保育為唯一理由去收回土地。然而，土地擁有人可在新自然保育政策下，透過簽訂管理協議[2]及以公私營界別合作方式[3]參與其土地的保育工作。此外，保育地帶有「經常准許的用途」(例如

[2] 非政府機構可向政府申請資助，然後與土地擁有人簽訂管理協議。藉着向土地擁有人提供經濟誘因，換取他們的土地的管理權或與他們合作，共同加強有關土地的保育工作。

[3] 發展商可在某幅土地中生態較不易受影響的部分進行發展，但發展規模須經政府同意，而發展商亦須負責該土地中生態較易受影響的其餘部分的長期保育和管理工作。為使有意參與合作計劃的倡議者可享有所需的彈性，如有關建議涉及非原址換地，也可考慮，但有關建議必須有充分理據支持，並須呈交行政會議按個別情況審批。

「農業用途」)和須獲城規會批准才可發展的用途。因此，有關的私人土地擁用人的發展權不會完全被剝奪。如須收回私人土地／就此作出補償，當局會按現行機制處理(**R8 至 R10**)。

預留土地發展度假住宿設施、關注在「自然保育區」地帶內發展教育及康樂設施的問題及有關「自然保育區」地帶的建議(**R8、R13、R15、R16、R18、R19、R45、R55、R60、R62 至 R287、R289 至 R501、R503 至 R589、R591 至 R625、R648、R663 至 R706、R722 至 R724、R726 至 R729、R751、R755 及 R756**)

6.22 草圖已提供彈性，容許該區發展附設夜宿設施的教育及康樂設施，例如度假營／營地，前提是這些設施對環境和生態不會有負面影響。「自然保育區」地帶的《註釋》大致參照《法定圖則註釋總表》，把一些如「度假營」等可提出規劃申請予城規會考慮的用途列於其中，以提供彈性，使地帶內可提供與附近地區協調的不同設施，供市民使用／享用。城規會會視乎提出申請時的規劃情況，按每宗申請的個別情況作出考慮。

6.23 此外，在「自然保育區」地帶內進行的發展，視乎其性質和規模，可能會成為《環境影響評估條例》所指的指定工程項目，若然，則或須取得環境許可證才可施工及運作。因此，在現行的監管機制下，對「自然保育區」地帶內的「度假營」或「度假屋」發展的監管應該足夠。

把蒲台群島指定為「具特殊科學價值地點」及／或郊野公園(**R3、R4、R11 至 R14、R17 至 R19、R40、R43、R45、R55、R59、R61、R62、R71 至 R74、R77、R80 至 R317、R319 至 R352、R354 至 R621、R623 至 R676、R678 至 R686、R695 至 R720、R725、R727、R729 至 R734、R738 至 R750、R752 至 R756、R759 至 R764 及 R790 至 R796**)

6.24 把蒲台指定為「具特殊科學價值地點」的建議有待詳細研究，但草圖劃設了各個保育地帶，已清楚反映要保育此區的規劃意向。至於把蒲台群島指定為郊野公園的建議，根據《郊野公園條例》(第 208 章)及《海岸公園條例》(第 476

章)，把某地方指定為郊野公園／海岸公園的工作是由郊野公園及海岸公園管理局總監負責，不由城規會管轄。另須注意的是，應否把某地方指定為郊野公園，須按照既定的原則和準則作出評估，包括該地方的保育價值、景觀與美學價值、發展康樂用途的潛力、面積、位置與現有的郊野公園有多接近、土地類別、土地用途與周遭環境是否協調及其他相關的考慮因素。

「綠化地帶」內的墓地及有關「綠化地帶」的建議(**R6**、**R7** 及 **R14**)

6.25 根據草圖，為表示尊重當地的習俗及傳統，在許可墓地範圍內進行殯葬活動(例如建造新墳)，一般可予容忍，而其他在「綠化地帶」內許可墓地範圍外的「墓地」用途，則必須通過規劃申請制度向城規會申請規劃許可，城規會將會按每宗申請的個別情況作出考慮(**R6** 及 **R7**)。對於有指草圖沒有清楚劃出蒲台許可墓地的範圍，須注意的是，許可墓地另由民政事務總署離島民政專員管理。

6.26 關於擴大大灣碼頭附近墓地的建議(**R6**)，擬議擴大的範圍並不清晰，亦沒有足夠理據和評估支持該建議。規劃署總城市規劃師／城市設計及園境亦不支持有關建議，因為候鳥所依存的結果植物／樹木主要位於大灣碼頭附近那片許可墓地一帶，而且此區景觀極易受影響，如果按建議把墓地的範圍擴大至此區，對附近一帶的生態和景觀可能會有不良影響。反觀昂裝的植物，則以海岸植物或草為主，候鳥所依存的結果植物很少。

6.27 關於修訂「綠化地帶」的《註釋》的建議(**R14**)，須注意的是，「綠化地帶」的《註釋》大致參照《法定圖則註釋總表》，包含一些可提出規劃申請予城規會考慮的用途，以提供彈性，使地帶內可提供與附近地區協調的不同設施，供市民使用／享用。城規會將會視乎提出申請時的規劃情況，按每宗申請的個別情況作出考慮。

欠缺保護成齡樹林和管制伐樹活動的機制(**R13 及 R18**)

6.28 制訂草圖時，已考慮該區的生態和景觀價值、區內地形、土地特點、持份者的意見等。科學及生態價值高的成齡樹林已劃為「自然保育區」地帶，以作保育。此外，現時有機制管制伐樹活動，例如涉及政府土地的有發展局技術通告(工務)第 10/2013 號「樹木保育」，而私人土地方面，則有地政處作業備考第 7/2007 號「申請保護及遷移樹木以進行私人工程項目的建築發展」，亦可視乎需要在地契加入相關條款。關於這方面的問題，亦已進一步諮詢相關的政府部門，包括漁護署及規劃署總城市規劃師／城市設計及園境，他們認為目前的機制已足以規管伐樹活動。此外，城規會審批根據條例第 16 條提出的申請時，亦會按情況在規劃許可加入和保育樹木相關的附帶條件。

關注草圖所指的現有殯葬活動(**R808**)

6.29 如上文第 6.25 段所述，有關的墓地是當地居民的許可墓地，根據草圖，屬可予容忍的「現有用途」。此外，在許可墓地範圍內進行的殯葬活動(包括建造新墳)，已另有民政事務總署離島民政專員負責管理。至於其他在這些許可墓地範圍外的「墓地」用途，亦必須向城規會申請規劃許可(如情況適用)。關於「先破壞，後建設」的問題，須注意的是，城規會決心保護鄉郊天然環境，不會容忍任何蓄意破壞鄉郊天然環境以期城規會從寬考慮有關土地其後的發展的行為。若該區發現有違例發展，規劃署必會根據條例按情況採取執管行動。綜上所述，對於在許可墓地範圍內外進行的殯葬活動，都已有適當的管制。

建議在蒲台發展靈灰安置所／紀念花園(**R9 及 R10**)

6.30 擬議的靈灰安置所／紀念花園發展項目位於蒲台的「自然保育區」地帶內，該處有值得保育的自然景觀，若進行擬議的發展，很可能要大規模清除植被，損及「自然保育區」地帶內的生態，對該處的生境造成負面影響。發展此用途，與附近的自然環境及景觀亦不協調，而且沒有足夠資料及說明材料可證明擬議的發展對環境、視覺、景觀、交通、治安及基

礎設施方面不會有負面影響。擬議的發展有何好處及影響，現時實在無法確定。

6.31 **R10** 指稱根據條例，擬議的靈灰安置所／紀念花園發展項目應屬「現有用途」。不過，目前並無證據或資料證明蒲台有任何「靈灰安置所」／「紀念花園」用途屬「現有用途」。關於 R10 的說法，應由土地擁有人負責舉證以證明。此外，即使所指的「靈灰安置所」及／或「紀念花園」用途根據條例確是「現有用途」，也不一定表示其符合有關的法例及政府的規定，包括有關的地契條款的規定。據地政總署離島地政專員表示，有關地點主要批租作農業用途。

6.32 據食物及衞生局局長表示，雖然《私營骨灰安置所條例草案》(下稱「條例草案」)已在二零一四年六月二十五日提交立法會，但目前尚未有法律文書訂明靈灰安置所的明確營運模式，讓政府據之作出規管。若條例草案及有關修訂(如有)獲得通過，凡在二零一四年六月十八日上午八時前已營運並已有靈灰安放於其龕位的任何靈灰安置所(即「草案前靈灰安置所」)，只要符合條例草案訂明的其他資格規定，便可申領豁免書。在條例草案通過成為法例後，政府會成立私營靈灰安置所發牌委員會(下稱「發牌委員會」)作為發牌當局，處理收到的申請。雖然食物環境衞生署(下稱「食環署」)在二零一四年六月十八日推出通報計劃，收集私營靈灰安置所的詳細營運資料，用以判定個別靈灰安置所是否屬「草案前靈灰安置所」，而 **R10** 已參加該通報計劃，並已就有關地點的靈灰安置所發展項目向食環署提交資料數據，但這項發展是否屬「草案前靈灰安置所」，須由日後具獨有和絕對酌情權的發牌委員會根據食環署經通報計劃整合所得的證據及申述人可提供的證據來判定。所指的靈灰安置所發展項目會否獲批「草案前靈灰安置所」的資格，又或在日後的發牌制度下是否合資格申請豁免，現時都無法確定。在現階段，申述人基於其已參加通報計劃就假定有關的發展項目會獲批「草案前靈灰安置所」資格，未免言之過早。

「住宅(丁類)」地帶的範圍、關注在蒲台發展住宅的問題，以及有關「住宅(丁類)」地帶的建議(**R3、R4、R11 至 R38、R41、R42、R44 至 R647、R649 至 R707、R709 至 R721、R727、R765 至 R767 及 R757 至 R789**)

6.33 劃定「住宅(丁類)」地帶的界線時，已考慮各方面的因素，包括土地類別、保育該區生態價值、現有住用構築物／寮屋的位置及土地特點，而劃設此地帶，旨在反映有關土地現有的特點，包括該處建有臨時構築物，也有具有建屋權的私人地段。地政總署離島地政專員表示，「住宅(丁類)」地帶涵蓋四幅舊批屋地、一幅新批花園地段及八個政府土地牌照(**圖 H-2b**)。另外，地帶內亦有數個臨時構築物(**圖 H-2b 及 H-4d**)。相關的政府部門(包括漁護署和環保署)對「住宅(丁類)」地帶的界線都沒有異議。

6.34 關於修訂「住宅(丁類)」地帶的《註釋》以保護蒲台的自然環境免受過度的發展所破壞的建議，須注意的是，「住宅(丁類)」地帶的《註釋》大致參照《法定圖則註釋總表》，包含一些可提出規劃申請予城規會考慮的用途，以提供彈性，使地帶內可興建新屋宇及／或提供與附近地區協調的不同設施，供市民使用／享用。城規會將會視乎提出申請時的規劃情況，按每宗申請的個別情況作出考慮(**R3 及 R17**)。「住宅(丁類)」地帶亦有提供彈性，若取得城規會的規劃許可，可進行新的發展。

「鄉村式發展」地帶的範圍及有關「鄉村式發展」地帶的建議(**R6 至 R8、R11、R12、R14、R16 至 R19、R39、R40、R52、R54、R55、R57 至 R244、R246 至 R342、R344 至 R558、R560 至 R623、R625 至 R637、R639 至 R645、R648、R649、R677、R700、R727 至 R737 及 R757 至 R789**)

6.35 對於「鄉村式發展」地帶的範圍，有兩方分歧的意見。第 1 組的離島區議員及一些個別人士(**R6 至 R8**)認為「鄉村式發展」地帶不夠大，未能應付蒲台群島的小型屋宇需求；第 2 組的環保／關注組織(**R11、R12、R14、R16 至 R19、R39、R40、R52、R54、R55、R57 至 R244、R246 至 R342、R344 至 R558、R560 至 R623、R625 至 R637、R639 至 R645、R648、R649、R677、R700、R727 至**

R737 及 R757 至 R789)則認為「鄉村式發展」地帶過大，而且侵進了一些生態易受影響的地方。

6.36 「鄉村式發展」地帶的範圍是考慮過「鄉村範圍」內土地的狀況、現有村落、區內地形、土地特點及相關部門的意見而劃的。小型屋宇需求數字僅是劃設「鄉村式發展」地帶時其中一項考慮因素。規劃署曾就所劃的「鄉村式發展」地帶的範圍諮詢過相關的政府部門，並沒有收到負面意見。另外，考慮公眾人士和政府部門在制訂草圖的階段所提出的意見後，當局已把蒲台村北面的成齡樹林剔出地帶的範圍。

6.37 為盡量減少對該區的自然環境所造成的負面影響，也考慮到該區基礎設施有限，當局採用了逐步增加的方式劃設「鄉村式發展」地帶作小型屋宇發展。劃作「鄉村式發展」地帶的土地面積不會一開始就完全滿足到小型屋宇需求，目的是把這類發展局限在現有村落旁邊合適的地點。不計保育和景觀價值高的地方及用作闢設政府、機構及社區設施的地方，剩下來那些現時劃作「鄉村式發展」地帶的地方主要是現有的村落及毗連適合用來發展小型屋宇的土地。

6.38 草圖所劃的「鄉村式發展」地帶總共涵蓋 0.74 公頃的土地，其中可發展土地合共約有 0.25 公頃，大概相當於 10 幅小型屋宇用地，可應付該區未來 10 年的小型屋宇預測總需求的50%左右。關於未來 10 年的小型屋宇預測需求，二零一五年的數字與二零一二年相同，沒有改變。倘有真正需要使用「鄉村式發展」地帶範圍外的土地發展小型屋宇，草圖有條文訂明可以透過規劃申請制度申請進行有關發展，城規會將會按每宗申請的個別情況作出考慮。

表 1－下表顯示「鄉村式發展」地帶內可發展土地的情況

二零一二年的小型屋宇需求數字		**二零一五年的小型屋宇需求數字**		「鄉村範圍」大概的面積 (公頃)	「鄉村式發展」地帶面積 (公頃)	應付新需求所需的土地 (公頃)	可供應付新需求的土地 (公頃)	可供使用的土地所能應付的新需求的百分比
尚未處理的申請	未來 10 年的預測需求	尚未處理的申請	未來 10 年的預測需求					
0	20	0	20	3.27	0.74	0.5	0.25*	50%

註：* 包括可重建成小型屋宇的臨時住用構築物／寮屋現時所佔用的土地面積。

6.39 關於高估蒲台小型屋宇需求會吸引來自南丫島南部的小型屋宇申請的問題**(R11)**，須注意的是，在現行土地政策下，南丫島南部的原居民代表必須獲得合適的私人土地，才可申請在蒲台興建小型屋宇，而且擬議的小型屋宇必須建於申請所涉地段的範圍內。地政總署會根據小型屋宇政策處理有關申請。此外，南丫島南部已預留足夠土地發展小型屋宇。

6.40 建議把「鄉村式發展」地帶的範圍擴大至蒲台大灣的東南面範圍 **(R6 及 R8)**完全在「鄉村範圍」外。地政總署離島地政專員表示，興建小型屋宇的土地一般應局限在「鄉村範圍」內。

6.41 至於規定在「鄉村式發展」地帶進行任何發展一律須提出規劃申請以進一步限制此地帶內的發展的建議**(R19、R39、R40、R52、R54、R55、R57 至 R244、R246 至 R342、R344 至 R558、R560 至 R623、R625 至 R637、R639 至 R645、R648、R649、R677、R700 及 R727 至 R737)**，須留意的是，「鄉村式發展」地帶的規劃意向，是就現有的認可鄉村和適宜作鄉村擴展的土地劃定界線。「鄉村式發展」地帶的《註釋》包括第一欄和第二欄的用途，大致參照《法定圖則註釋總表》，以充分反映此地帶的規劃意向，並提供彈性，使地帶內可提供與附近地區協調的不同設施，供市民使用／享用。對周邊地區可能有負面影響的用途均列於第二欄，必須向城規會提出規劃申請才可發展。城規會將會視乎提出申請時的規劃情況，按每宗申請的個別情況作出考慮。

6.42 此外，地政總署現時有機制規管小型屋宇的發展。該署在處理小型屋宇申請時，會諮詢相關的部門，包括環境保護署、漁護自然護理署、運輸署、渠務署、水務署、消防處、土木工程拓展署及規劃署，確保所有相關部門都有充分機會覆檢申請，並就申請的不同方面提出意見。地政總署會要求申請人遵守相關的標準與規例，例如發展計劃／方案的原地化糞池系統方面，必須遵守環保署的專業人士作業備考《專業人士環保事務諮詢委員會專業守則第 5/93 號》－「須經環境保護署評核的排水渠工程計劃」。

關注對填土／挖土的規劃管制及預留土地闢設政府、機構及社區設施(**R7 及 R8**)

6.43 現時並未有全面計劃改善該區或為該區提供基礎設施及／或政府、機構及社區設施。究竟是否需要及應在何時提供基礎設施和政府、機構及社區設施，例如供水及供電設施，須視乎人口、設施數量的標準及資源是否許可而定，也要與相關的政府部門商討。雖然由政府部門統籌而提供的基礎設施和政府、機構及社區設施一般是草圖經常准許的，但在「自然保育區」地帶及「海岸保護區」地帶進行涉及填土／填塘、挖土及河道改道的工程，則須向城規會申請規劃許可，城規會將會按每宗申請的個別情況作出考慮。

擬備草圖的程序不公(**R7 及 R10**)

6.44 在制訂草圖期間，規劃署曾諮詢離島區議會、南丫島南段鄉事委員會及蒲台當地的居民，並取納了他們的意見，適當地加入草圖。這點在上文第 4.2 及第 5 段已詳述。此外，制訂圖則的法定程序包括展示草圖供公眾查閱、讓公眾提交申述書及意見書，以及聆聽收到的申述及意見。根據條例，這個程序本身已屬公眾諮詢程序(**R7 及 R10**)。

對意見的回應

6.45 就草圖所提出的意見與申述的理據相似，上文第 6.17 至 6.44 段所載的評估已作回應。對有關意見的詳細回應，載於**附件 IV**。

7. 諮詢

7.1 規劃署曾諮詢政府下列各局及部門，他們的意見收錄在上文適當的段落：

(a) 食物及衞生局局長；
(b) 律政司；
(c) 建築署總建築師／管理統籌分處 2；
(d) 民政事務總署牌照事務處總主任(牌照)；

(e) 規劃署總城市規劃師／中央執行管制及檢控；
(f) 規劃署總城市規劃師／城市設計及園境；
(g) 漁農自然護理署署長；
(h) 環境保護署署長；
(i) 食物環境衞生署署長；
(j) 民政事務總署離島民政專員；以及
(k) 地政總署離島地政專員。

7.2 規劃署曾諮詢政府下列各局及部門，他們對有關申述及意見沒有意見：

(a) 康樂及文化事務署古物古蹟辦事處；
(b) 水務署總工程師／發展(2)；
(c) 土木工程拓展署總工程師／海港工程；
(d) 屋宇署總屋宇測量師／新界東(1)及牌照；
(e) 警務處處長；
(f) 運輸署署長；
(g) 渠務署總工程師／香港及離島；
(h) 消防處處長；
(i) 機電工程署署長；
(j) 香港天文台台長；
(k) 康樂及文化事務署署長；
(l) 地政總署港島西區及南區地政專員；
(m) 土木工程拓展署土力工程處處長；以及
(n) 土木工程拓展署港島及離島拓展處處長。

8. 規劃署的意見

8.1 備悉 **R1 至 R5** 表示支持的意見。基於上文第 6 段所作的評估及以下理由，規劃署不支持 **R1 至 R5** 餘下部分的意見及 **R6 至 R813** 的意見，並認為不應順應這些申述修訂草圖：

蒲台的生態、保育及文物價值(**R3 至 R6 及 R11 至 R813**)

(a) 草圖的整體規劃意向及所劃設的「自然保育區」地帶、「海岸保護區」地帶和「綠化地帶」，已充分反映該區生態及科學價值高的生境、景觀特色、區內地

形、土地特點、持份者的觀點和相關政府部門的意見；

反對在蒲台劃設保育地帶、取消「海岸保護區」地帶及收回劃作保育地帶的土地／就此作出補償(**R7 至 R10**)

(b) 劃設「自然保育區」地帶、「海岸保護區」地帶及「綠化地帶」，是要充分反映該區的規劃意向是保育各種生態及科學價值高而值得保育的自然景物；

(c) 現時政府並沒收回私人土地作自然保育用途的政策。有關的私人土地擁用人的發展權不會完全被剝奪，因為有關土地可作「經常准許的用途」，以及只要取得規劃許可就可進行的其他用途。草圖無論如何都不會影響土地擁有人轉移或轉讓其土地權益的權利。草圖劃設「自然保育區」地帶，不會違反《基本法》第六及第一百零五條；

(d) 草圖上的「海岸保護區」並不會按《海岸公園及海岸保護區規例》(第 476A 章)執法(**只是 R7 及 R8**)；

預留土地發展度假住宿設施、關注在「自然保育區」地帶內發展教育及康樂設施的問題及有關「自然保育區」地帶的建議(**R8、R13、R15、R16、R18、R19、R45、R55、R60、R62 至 R287、R289 至 R501、R503 至 R589、R591 至 R625、R648、R663 至 R706、R722 至 R724、R726 至 R729、R751、R755 及 R756**)

(e) 「自然保育區」地帶的《註釋》大致參照《法定圖則註釋總表》，包含如「度假營」等可提出規劃申請予城規會考慮的用途，以提供彈性，使地帶內可提供與附近地區協調的不同設施，供市民使用／享用。城規會會視乎提出申請時的規劃情況，按每宗申請的個別情況作出考慮；

把蒲台群島指定為「具特殊科學價值地點」及／或郊野公園(**R3、R4、R11 至 R14、R17 至 R19、R40、R43、R45、R55、R59、R61、R62、R71 至 R74、R77、R80**

至 R317、R319 至 R352、R354 至 R621、R623 至 R676、R678 至 R686、R695 至 R720、R725、R727、R729 至 R734、R738 至 R750、R752 至 R756、R759 至 R764 及 R790 至 R796)

(f) 把蒲台指定為「具特殊科學價值地點」的建議有待詳細研究，但草圖劃設了各個保育地帶，已清楚反映要保育此區的規劃意向。根據《郊野公園條例》(第 208 章)及《海岸公園條例》(第 476 章)，把某地方指定為郊野公園／海岸公園的工作是由郊野公園及海岸公園管理局總監負責，不由城規會管轄；

「綠化地帶」內的墓地、關注草圖所指的現有殯葬活動及有關「綠化地帶」的建議(**R6、R7、R14 及 R808**)

(g) 對於在許可墓地範圍內外進行的殯葬活動，已有適當的管制，因為在許可墓地範圍內進行殯葬活動(包括建造新墳)在草圖下一般可予容忍，而此類活動另由民政事務總署離島民政專員負責管理。至於其他在這些許可墓地範圍外的「墓地」用途，亦必須向城規會申請規劃許可(如情況適用)；

(h) 如果按建議把在大灣碼頭附近的墓地範圍擴大，對附近一帶的生態和景觀可能會有不良影響。現時亦沒有足夠理據和評估支持該建議(**只是 R6**)；

(i) 「綠化地帶」的《註釋》大致參照《法定圖則註釋總表》，包含一些可提出規劃申請予城規會考慮的用途。這可提供彈性，使地帶內可提供與附近地區協調的不同設施，供市民使用／享用。城規會將會視乎提出申請時的規劃情況，按每宗申請的個別情況作出考慮(**只是 R14**)；

欠缺保護成齡樹林和管制伐樹活動的機制(**R13 及 R18**)

(j) 科學及生態價值高的成齡樹林已劃為「自然保育區」地帶，以作保育。此外，現時有機制管制伐樹活動，例如涉及政府土地的有發展局技術通告(工務)第

10/2013 號「樹木保育」，而私人土地方面，則有地政處作業備考第 7/2007 號「申請保護及遷移樹木以進行私人工程項目的建築發展」，亦可視乎需要在地契加入相關條款；

建議在蒲台發展靈灰安置所／紀念花園(**R9 及 R10**)

(k) 沒有足夠資料可證明建議發展的靈灰安置所／紀念花園對環境、視覺、景觀、交通、治安及基礎設施方面不會有負面影響。擬議的發展有何好處及影響，現時實在無法確定；

(l) 目前並無證據或資料證明蒲台有任何「靈灰安置所」／「紀念花園」用途屬「現有用途」。即使所指的「靈灰安置所」及／或「紀念花園」用途根據條例確是「現有用途」，也不一定表示其符合有關的法例及政府的規定，包括有關的地契條款的規定(**只是 R10**)；

(m) 基於靈灰安置所發展項目已加入《私營骨灰安置所條例草案》下的通報計劃就假定該發展項目會在日後的發牌制度下合資格申請豁免，未免言之過早(**只是 R10**)；

「住宅(丁類)」地帶的範圍、關注在蒲台發展住宅的問題，以及有關「住宅(丁類)」地帶的建議(**R3、R4、R11 至 R38、R41、R42、R44 至 R647、R649 至 R707、R709 至 R721、R727 及 R757 至 R789**)

(n) 「住宅(丁類)」地帶的規劃意向，主要是透過把現有的臨時構築物重建作永久建築物，以改善鄉郊地區現有的臨時構築物。在劃定「住宅(丁類)」地帶的界線時，已考慮土地類別、景觀及生態價值、該區現有住用構築物／寮屋的位置及土地特點。該地帶的《註釋》大致參照《法定圖則註釋總表》，包含一些可提出規劃申請予城規會考慮的用途，以提供彈性，使地帶內可興建新屋宇及／或提供與附近地區協調的不同

設施，供市民使用／享用。城規會將會視乎提出申請時的規劃情況，按每宗申請的個別情況作出考慮；

「鄉村式發展」地帶的範圍及有關「鄉村式發展」地帶的建議(**R6 至 R8、R11、R12、R14、R16 至 R19、R39、R40、R52、R54、R55、R57 至 R244、R246 至 R342、R344 至 R558、R560 至 R623、R625 至 R637、R639 至 R645、R648、R649、R677、R700、R727 至 R737 及 R757 至 R789**)

(o) 「鄉村式發展」地帶的規劃意向，是就現有的認可鄉村和適宜作鄉村擴展的土地劃定界線。「鄉村式發展」地帶的範圍是考慮過「鄉村範圍」內土地的狀況、現有村落、區內地形及土地特點而劃的。小型屋宇預測需求數字僅是劃設「鄉村式發展」地帶時其中一項考慮因素。當局採用了逐步增加的方式劃設「鄉村式發展」地帶作小型屋宇發展，目的是把小型屋宇發展局限在合適的地點；

(p) 「鄉村式發展」地帶的《註釋》包括第一欄和第二欄的用途，大致參照《法定圖則註釋總表》，以充分反映此地帶的規劃意向，並提供彈性，使地帶內可提供與附近地區協調的不同設施，供市民使用／享用。對周邊地區可能有負面影響的用途均列於第二欄，必須向城規會提出規劃申請才可發展。城規會將會視乎提出申請時的規劃情況，按每宗申請的個別情況作出考慮；

(q) 根據地政總署負責執行的現行小型屋宇政策，興建小型屋宇的土地都局限在「鄉村範圍」內。南丫島南部的原居民代表必須獲得合適的私人土地，才可申請在蒲台興建小型屋宇，而且擬議的小型屋宇必須建於申請所涉地段的範圍內。另外，南丫島南部已預留足夠土地發展小型屋宇；

關注對填土／挖土的規劃管制及預留土地闢設政府、機構及社區設施(**R7 及 R8**)

(r) 究竟是否需要及應在何時在該區提供基礎設施和政府、機構及社區設施，視乎人口、設施數量的標準及資源是否許可而定，也要與相關的政府部門商討。雖然由政府部門統籌而提供的基礎設施和政府、機構及社區設施一般是草圖經常准許的，但在「自然保育區」地帶及「海岸保護區」地帶進行涉及填土／填塘、挖土及河道改道的工程，則須向城規會申請規劃許可，城規會將會按每宗申請的個別情況作出考慮；以及

擬備草圖的程序不公(**R7 及 R10**)

(s) 在制訂草圖期間，規劃署曾諮詢離島區議會、南丫島南段鄉事委員會及蒲台當地的居民。此外，制訂圖則的法定程序包括展示草圖供公眾查閱、讓公眾提交申述書及意見書，以及聆聽收到的申述及意見。根據《城市規劃條例》，這個程序本身已屬公眾諮詢程序。

9. <u>請求作出決定</u>

請城規會審議有關的申述時，亦考慮在聆聽會上提出的論點，然後決定接納／不接納有關的申述。

10. <u>附件</u>

附件 I-A	離島區議員及私人土地擁有人提交的申述書(第 1 組)
附件 I-B	環保／關注組織提交的申述書及以內容劃一的表格／電郵提交的申述書的樣本(第 2 組)
附件 II	環保／關注組織提交的對申述的意見書及以內容劃一的表格／電郵提交的對申述的意見書的樣本

附件 III	申述的理據／申述人的建議的摘要及規劃署的回應
附件 IV	對申述的意見的摘要及規劃署的回應
附件 V	申述人名單
附件 VI	提意見人名單
圖 H-1	申述地點的位置圖
圖 H-2a 及 2b	申述地點的平面圖
圖 H-3	申述地點的航攝照片
圖 H-4a 至 4d	申述地點的實地照片
圖 H-5a 至 H-5c	申述人的建議

規劃署
二零一五年十一月

tpbpd

寄件者: Lai Fan Yu [redacted]
寄件日期: 24日04月2015年星期五 17:58
收件者: tpbpd
主旨: 蒲台群島分區計劃大綱草圖編號S/I-PTI/C 居民意見書
附件: 463島民意見.docx; 信件.doc

TPB/R/S/I-PTI/1-7

304

余麗芬離島區議員辦事處
YU LAI FAN
MEMBER OF ISLANDS DISTRICT COUNCIL OFFICE
南丫島榕樹灣大街七十二號地下 G/F, 72, Main Street, Yung Shue Wan, Lamma Island
Tel：29820976 Fax：29821443

致：城市規劃委員會秘書處

本辦事處接獲本區居民反映，由西貢及離島規劃處在蒲台群島所規劃的自然保育區、海岸保護區、綠化地帶三個地帶已超過蒲台島九成的範圍。本人認為貴 處的規劃大綱太過完美，三個地帶所包含的範圍完全沒有人知道如何決定。當區居民就是次規劃文件感到無奈。而蒲台島無水無電的情況下規劃處會作出如此完美的保育環境完全沒有理會居民的生活所需而作出評估，只有規劃大自然，島上所有規劃都是作為政府的自生自滅的規劃。就鄉村式的發展而規劃亦沒有規劃配合未來的發展令當區有水有電，確實令人費解。只有用條條框框給居民帶來苦惱。

根據規劃處的計劃大綱，現時存在幾個問題：

蒲台群島大部分區域都被劃為自然保育區、海岸保護區或綠化地帶。劃成這三個地帶的區域將受到嚴格保護。有關地區建設需要向城規會或有關部門申請；若有設施需在古蹟範圍內興建則要先向古物古蹟辦事處申請並先要得到古物事務監督的許可才能施工；而若涉及到污水排放的工程則要先行向環保署申請。規劃處確實這樣完美的規劃送給各部門規管是否非常完美，無水無電的蒲台島還有發展空間嗎？

根據蒲台群島分區計劃大綱草圖編號S/I-PTI/C 說明書，未得城規會根據《城市規劃條例》第16條批給的許可，不得進行任何河道改道，填土或填塘、挖土工程。然而，大部份有利島上發展的建設均涉及到填土、挖土工程，即使該建設為基於公眾利益而必須進行的基礎設備，因此亦有很大可能不被批准。

其次，在說明書第 9.63 項當中指出蒲台南部有兩片傳統墓地將會被劃綠化地帶。但當中並沒有清楚列明葬區的界線。居民無法得知葬區正確的範圍，有機會在範圍外進行殯葬活動，到時候責任該為誰負責。現在南丫島所有的葬區都出現超出規劃的範圍，現時蒲台島的規劃超過九成土地都被定為保育及保護區。規劃處是否需要清晰告訴居民葬區的所屬地不是規劃處簡單文字描述的兩片土地。

從前，蒲台島並不為人熟悉，透過各方通力合作，才成功把蒲台島推廣成一個旅遊點，吸引更多旅客並改善當區居民生活。現時，每逢假日都有不少旅客進島參觀。然而根據這一份規劃草圖，整體規劃意向在於保育該區具有高生態和科學價值的地方、保護該區獨特的景貌，以及保持該區的鄉郊自然特色，為此，扼殺了大部份的旅遊發展的機會，再加上不同規限或不准進入，南丫島索罟灣深灣正是其中的案例，令旅客參觀的意欲大減。如在海岸保護區的範圍內，據《海岸公園及海岸保護區規例》第 476A 章第 3 條，禁止釣魚、捕魚、撾捕和採集動物與植物等；第 476A 章第 16 條，禁止或限制進入海岸公園及海岸保護區或在其內的通行。這與當初發展蒲台島的目的互相違背。這一份規劃草圖，完全是有規劃無建設，

莫視地區需要。

本人就這份規劃向蒲台島村公所工作關注組幹事羅成先生查詢，他指出村民對這一份規劃的意見與上一份規劃的意見相同。（詳閱附件：蒲台島村公所 463 島民意見）

耑此 順頌

鈞安

離島區議員

余麗芬 謹上

四月二十四日

附件：蒲台島村公所 463 島民意見信

463 名蒲台島村民對「蒲台群島分區計劃大綱草圖編號 S/I-PTI/C」的意見

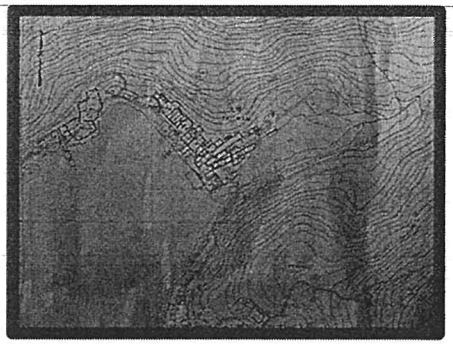
我們是一群土地土長的蒲台島居民，近幾十年因搵食的原故，往來香港與蒲島之間的船班疏落，我們無可奈何地大都遷往香港各區居住。但蒲台島始終是我們的老鄉，每逢周日或假期，我們都會返蒲台探望家人或整理島上的事務。

蒲台島的天后廟建於道光 15 年(1835 年)，為我們漁民祖先所建，可見我們的祖先早於 1835 年已在蒲台島生活。蒲台島人口最盛的時期有多達 3 千多人。為了維持蒲台的傳統，我們成立值理會籌辦一年一度的太平清醮及神功戲，每年都有近千名蒲台的子孫回來祈福還神；此外，我們亦成立蒲台之友，在每年慶祝天后誕舉辦龍舟競渡，有超過二十艘來自不同地區的龍舟會到蒲台賀誕及進行競賽。我們亦為了爭取改善蒲台的社區設施，包括改善島上的水電供應、公共廁所設施、無障礙通道等，接觸不同的政府部門及議員。2014 年 9 月 23 日，多位立法會議員及不同的政府部門亦曾到蒲台島視察，了解島上社區設施不足的問題。可以說，我們是如假包換的蒲台島原居民，只是礙於村代表選舉條例的規限下，部門又鐵板一塊，沒有考慮蒲台島的特殊地理因素，令我們失去選民的資格，未能參與村選及村務的工作，我們感到極到遺憾。以致，我們往往未能接受到影響蒲台島發展的訊息，更甚的是我們一群真正蒲台島民往往「被代表」了。因此，我們爭取今次機會，希望城規會能聽聽真正蒲台島民對蒲台群島分區計劃大綱草圖的意見。

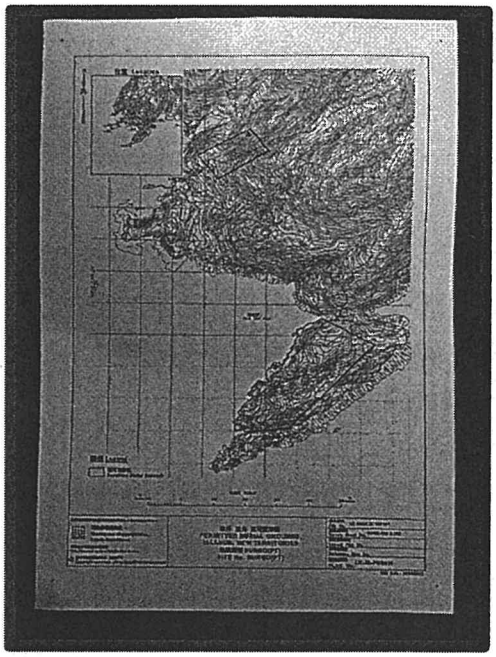
1. **同意灣仔區(坤記士多西南面)一帶劃作「自然保育區」(CA)，堅決反對該處用作紀念公園或骨灰龕場**



2. **擴大鄉村式發展(V Zone)**
作為蒲台島土生土長的島民，我們同意現時的鄉村式發展的規劃，更希望鄉村式發展的範圍可以擴大。



3. **擴大碼頭對上的葬區，擴大後可將昂莊及靈龜石的葬區縮小。**
根據民政事務處提供的資料，蒲台島共有兩個「認可葬區」(見右圖)，大部份島民都會選擇在碼頭對上的葬區作為安葬先人遺體之用，位於昂莊及靈龜石的葬區偏遠，鮮為人用，而且該葬區較另一葬區有近三倍之大，實無必要，為免其他人企圖利用規劃限制較少的情況下，胡亂發展相關地段。而且昂基及靈龜石一帶是不少旅遊人士觀星的地點。故建議擴大碼頭對上的葬區，擴大後位於昂莊及靈龜石的認可葬區可以縮小。



以上是我們一群土生土長的蒲台島民對「蒲台群島分區計劃大綱草圖編號 **S/I-PTI/C**」的意見。敬請城規會委員及規劃署負責官員加以考慮。

以下是我們一群土生土長的蒲台島民同意上述「蒲台群島分區計劃大綱草圖編號 S/I-PTI/C」的意見。聯署名單如下：

1 陳永祥	2 陳照祥	3 梁木根	4 張偉明	5 郭儀珠	6 郭儀珍
7 梁金勝	8 黃喜仔	9 郭永洪	10 周帶好	11 張展鵬	12 張志芬
13 張瑞蘭	14 梁明華	15 周伙娣	16 黃金	17 梁建偉	18 朱美玲
19 江貴華	20 江繼明	21 鄭帶福	22 郭亞玲	23 蘇偉福	24 張偉雄
25 蘇家儀	26 蘇家媚	27 家敏	28 訐旭日	29 訐庭誌	30 黃麗萍
31 羅魚佬	32 羅基	33 江亞伙	34 羅少英	35 黎鳳儀	36 梁伙喜
37 梁碧儀	38 陳劍芬	39 劉伙有	40 梁初六	41 張偉德	42 張帶喜
43 何玉蓮	44 張鳳鳴	45 張桃勝	46 郭金燕	47 梁志明	48 周婉霞
49 布德珍	50 張偉明	51 梁漢威	52 林永嵐	53 鄭少珍	54 郭金英
55 梁向芳	56 江伙妹	57 周仲文	58 郭雁影	59 郭金麗	60 周永權
61 梁金福	62 郭金鳳	63 郭家輝	66 郭家權	67 梁明基	68 黃金妹
69 羅美好	70 羅美蓮	71 郭家豪	72 郭金霞	73 梁漢華	74 劉向榮
75 鄭初五	76 張晉晞	77 張晉星	78 鄭明芳	79 布健文	80 鄭芍敏
81 鄭芍怡	83 鄭芍君	84 陳志華	85 鄭細洪	86 布健武	87 鄭浩文
88 鄭惠芬	89 楊金喜	90 鄭紅妹	91 布健生	92 郭轉娣	93 鄭帶根
94 黃做	95 鄭美英	96 黃金雄	97 羅亞仁	98 周秀英	99 周錦輝
100 羅嘉瑤	101 布德全	102 布德明	103 布德喜	104 布德輝	105 周秀芬
106 羅嘉儀	107 羅宇軒	108 羅金樹	109 周秀娟	110 羅美玉	112 羅碧雯
113 羅惠英	114 羅成	115 劉志文	116 劉錦燕	117 劉紹文	118 周志華
119 周志雄	120 周志威	121 劉景輝	122 黎翠珊	123 梁達榮	124 梁明香
125 劉亞水	126 郭亞芳	127 劉阿燕	128 劉艷華	129 劉志強	130 梁佩珊
131 劉美華	132 劉沛明	133 張葵肖	134 劉凱欣	135 劉凱伶	136 陳國明
137 陳廷鋒	138 陳健偉	139 凌子聰	140 凌子堅	141 凌子潔	142 凌穎心
143 黎玉麟	144 黎力桁	145 曾秀英	146 李振業	147 李承禧	148 林惜琴
149 陳樂恩	150 劉紹祺	151 劉紹邦	152 劉紹天	153 劉永泉	154 劉永光
156 劉蘇女	157 劉絲雅	158 劉冠邦	159 鄭少英	160 張木水	161 鄭福喜
162 鄭蘇記	163 鄭文豪	164 鄭惠蓮	165 馬長嬌	166 黃志強	167 黃寶珍
168 黃寶儀	169 江偉德	170 黃寶芳	171 吳錦華	172 黎澤民	173 黃志偉
174 陳翠時	175 陳翠荇	176 江浩軒	177 江曉碧	178 羅蘇	179 馬帶金
180 羅仁仔	181 羅仁輝	182 羅貴明	183 張金福	184 劉樹佬	185 布亞嬌
186 劉金勝	187 吳秀蘭	188 劉浩然	189 陳嘉傑	190 陳晞晴	191 黃平
192 劉玉雯	193 郭金喜	194 劉帶娣	195 張國明	196 劉玉卿	197 李業昌
198 羅志超	199 劉美儀	200 譚美鳳	201 劉玉蓮	202 梁樹根	203 鄭俊文
204 鄭帶喜	206 鄭亦文	207 梁金有	208 梁亞珍	209 梁冰兒	210 梁寶兒
211 梁鳳娟	212 鄭惠英	213 鄭志明	214 梁秋運	215 黃海昌	216 梁桃
217 黎帶好	218 梁如珍	219 何穎康	220 何葙廉	221 何劍宏	222 吳宇宙

223 梁永基 234 梁敏琪 235 梁耀邦 236 梁耀明 237 張翠好 238 梁金福
239 鄭永全 240 鄭路德 241 鄭庭熙 242 姜少珍 243 梁禮賢 244 梁淑儀
245 劉詠詩 246 劉顯庭 247 周鳳玲 248 黃偉 249 劉福思 250 馬淑媚
251 劉志威 252 劉翠文 253 劉振江 254 劉帶喜 255 羅際盛 256 梁蘇妹
257 劉二清 258 劉雯燕 259 劉文輝 260 羅潤輝 261 黎秀娟 262 羅紹聰
263 羅紹明 264 黃雅麗 265 張惠玲 266 羅雯清 267 羅雯儀 268 羅詠恩
269 鄭惠蓮 270 劉鳳嫻 271 鄭浩賢 272 鄭婉儀 278 謝敏怡 279 梁惠珍
280 郭志恆 281 郭就好 282 駱頌賢 289 駱頌明 290 駱頌衡 291 周少萍
292 陳翠娟 293 郭寶儀 294 郭圓圓 295 梁金好 296 駱利志 297 梁嘉麗
298 梁嘉 299 明張斯雯 300 陳惠娟 301 梁惠珍 302 劉志峰 303 葉錦碧
304 劉志龍 305 劉學民 306 劉紫琪 307 蔡月霞 307 劉祖芯 308 劉銘康
309 吳麗嬋 310 劉銘健 311 鍾粉玉 312 劉梓聰 313 李少英 314 劉凱琳
315 劉景文 316 劉廿五 317 劉冠英 318 劉景賢 319 劉景成 320 劉景明
321 劉景輝 323 劉玉珍 324 劉美福 325 鄭帶妹 326 湛錦波 327 劉潔瑩
328 湛柏廉 329 劉福喜 330 劉志華 331 劉鳳英 332 劉雪英 333 李建策
334 李梓羚 335 李梓浩 336 賴挂虹 337 劉曉君 338 劉曉恩 339 王樂群
340 王穎然 341 姜亞妹 342 劉永樂 345 劉婉偎 346 陳子聰 347 陳長華
348 譚惠賢 349 李桂清 350 劉金喜 351 冼華記 352 梁梓謙 353 劉少儀
354 劉金成 355 冼詠恒 356 同角峰 357 徐韻婷 358 何詩韻 359 麥敏琦
360 梁美琴 361 劉錦祥 362 馮志權 363 馮諾雄 364 梁力行 365 李一仁
366 李敏嘉 367 李佩恩 368 劉韻鈴 369 羅英少 370 梁綺華 371 梁志雄
372 李樂軒 373 陳華根 374 陳穎怡 375 梁斯敬 376 李盈康 377 白皓雪
378 張寶恩 379 梁漢輝 380 陳礼傑 381 陳健傑 382 梁斯詠 383 李梓諾
384 麥桂尊 385 陳進彥 386 趙冠鴻 387 蘇寶勝 388 蘇曉晴 389 梁綺芬
390 劉少明 391 郭亞芳 392 陳耀坤 393 劉金 394 鄭少芳 395 梁達文
396 梁達基 397 梁金明 398 陳帶好 399 梁傑偉 400 劉錦全 401 劉偉雄
402 鄭水妹 403 劉偉芬 404 吳銀 405 梁清明 406 張好 407 劉德
408 梁亞喜 409 梁麗妹 410 梁美惠 411 羅桃 411 劉其 412 梁九妹
413 梁亞妹 414 劉恩光 415 劉志成 416 邯惠珍 417 劉金妹 418 劉淑欄
419 何亞水 420 張如妹 421 梁向榮 422 梁向華 423 梁向威 424 向輝
425 梁亞堅 426 鄭金好 427 梁祥德 428 梁永祥 429 梁永華 430 梁永輝
431 鄭道明 432 周恩娣 433 周志德 434 周志郭 435 黃嬌 436 梁雲金
437 劉惠英 438 梁港昌 439 梁雪梅 440 梁雪英 441 梁耀波 442 劉錫黃
443 劉明波 444 張鳳英 445 張志明 446 張鳳儀 447 張志芬 448 黎少萍
449 梁潔生 450 曹素貞 451 梁智軒 452 梁潔培 453 梁潔瑩 454 梁康妮
455 黃楚雨 456 梁懿嘉 457 梁懿豐 458 梁秀霞 459 葉栢基 460 梁依琳
461 梁啟立 462 黎澤燊 463 梁俊文

蒲台村公所主席;梁俊文[redacted] 蒲台島工作關注組;(羅成)代行:[redacted]

余麗芬離島區議員辦事處
YU LAI FAN
MEMBER OF ISLANDS DISTRICT COUNCIL OFFICE
南丫島榕樹灣大街七十二號地下 G/F, 72, Main Street, Yung Shue Wan, Lamma Island
Tel：29820976 Fax：29821443

致：西貢及離島規劃處

蒲台群島分區計劃大綱草圖編號 S/I-PTI/C 居民意見書

本辦事處接獲本區居民反映，由西貢及離島規劃處在蒲台群島所規劃的自然保育區、海岸保護區、綠化地帶三個地帶已超過蒲台島九成的範圍。本人認爲貴 處的規劃大綱太過完美，三個地帶所包含的範圍完全沒有人知道如何決定。當區居民就是次規劃文件感到無奈。而蒲台島無水無電的情況下規劃處會作出如此完美的保育環境完全沒有理會居民的生活所需而作出評估，只有規劃大自然，島上所有規劃都是作爲政府的自生自滅的規劃。就鄉村式的發展而規劃亦沒有規劃配合未來的發展令當區有水有電，確實令人費解。只有用條條框框給居民帶來苦惱。

根據規劃處的計劃大綱，現時存在幾個問題：

蒲台群島大部分區域都被劃爲自然保育區、海岸保護區或綠化地帶。劃成這三個地帶的區域將受到嚴格保護。有關地區建設需要向城規會或有關部門申請；若有設施需在古蹟範圍內興建則要先向古物古蹟辦事處申請並先要得到古物事務監督的許可才能施工；而若涉及到污水排放的工程則要先行向環保署申請。規劃處確實這樣完美的規劃送給各部門規管是否非常完美，無水無電的蒲台島還有發展空間嗎？

根據蒲台群島分區計劃大綱草圖編號S/I-PTI/C 說明書，未得城規會根據《城市規劃條例》第16條批給的許可，不得進行任何河道改道，填土或填塘、挖土工程。然而，大部份有利島上發展的建設均涉及到填土、挖土工程，即使該建設爲基於公眾利益而必須進行的基礎設備，因此亦有很大可能不被批准。

其次，在說明書第 9.63 項當中指出蒲台南部有兩片傳統墓地將會被劃綠化地帶。但當中並沒有清楚列明葬區的界線。居民無法得知葬區正確的範圍，有機會在範圍外進行殯葬活動，到時候責任該爲誰負責。現在南丫島所有的葬區都出現超出規劃的範圍，現時蒲台島的規劃超過九成土地都被定爲保育及保護區。規劃處是否需要清晰告訴居民葬區的所屬地不是規劃處簡單文字描述的兩片土地。

從前，蒲台島並不爲人熟悉，透過各方通力合作，才成功把蒲台島推廣成一個旅遊點，吸引更多旅客並改善當區居民生活。現時，每逢假日都有不少旅客進島參觀。然而根據這一份規劃草圖，整體規劃意向在於保育該區具有高生態和科學價值的地方、保護該區獨特的景貌，以及保持該區的鄉郊自然特色，爲此，扼殺了大部份的旅遊發展的機會，再加上不同規限或不准進入，南丫島索罟灣深灣正是其中的案例，令旅客參觀的意欲大減。如在海岸保護區的範圍內，據《海岸公園及海岸保護區規例》第 476A 章第 3 條，禁止釣魚、捕魚、攔捕和採集動物與植物等；第 476A 章第 16 條，禁止或限制進入海岸公園及海岸保護區或在其內的通行。這與當初發展蒲台島的目的互相違背。這一份規劃草圖，完全是有規劃無建設，

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見地區需要。

本人就這份規劃向蒲台島村公所工作關注組幹事羅成先生查詢，他指出村民對這一份規劃的意見與上一份規劃的意見相同。（詳閱附件：蒲台島村公所 463 島民意見）

耑此 順頌

鈞安

離島區議員

余麗芬 謹上

四月二十四日

附件：蒲台島村公所 463 島民意見信

tpbpd

TPB/R/S/I-PTI/1-8

寄件者: mike chau [redacted]
寄件日期: 06日03月2015年星期五 11:15
收件者: tpbpd@pland.gov.hk
主旨: TPB/D/I-PTI 200 (S/I-PTI/1) suggestions
附件: TPB_D_IPTI200_Mike.pdf

please see attached file regarding your ref:TPB/D/I-PTI 200.

Regards
Mike Chau
[redacted]

1

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓，電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：http://www.info.gov.hk/tpb/）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視爲不曾提出論。

1. Person Making This Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* ~~先生/夫人/小姐/女士~~/公司/機構*)

CHAU KWOK MING

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

NIL

3. Details of the Representation
申述詳情

Draft plan to which the representation relates 與申述相關的草圖	Please see the attached suggestions.

* Delete as appropriate　　* 請刪去不適用者
Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary)
申述詳情（續）（如有需要，請另頁說明）

Nature of and reasons for the representation 申述的性質及理由

Subject matters@ 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項？	Reasons 理由
V-Zone	☐ support 支持 ☑ oppose 反對	See attached ~~Sgg~~ Suggestions.
海岸保護區	☐ support 支持 ☑ oppose 反對	See attached Suggestions.
綠化地/保育	☐ support 支持 ☑ oppose 反對	See attached Suggestions.

Any proposed amendments to the draft plan? If yes, please specify the details.
對草圖是否有任何擬議修訂？如有的話，請註明詳情。

all about

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
「✓」at the appropriate box 請在適當的方格內加上「✓」號

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖爲彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

.....

.....

.....

5. Signature 簽署

Signature 簽署 .....

Chan Kwok Ming

Name in Block Letters 姓名（以正楷填寫）

"Representer" /Authorized Agent* 「申述人」/獲授權代理人*

.....

Position (if applicable) 職位（如適用）

Professional Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 MIEEE

on behalf of 代表 .....

Company/Organization Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

Date 日期 6 Mar 2015

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:

   (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and

   (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments

   in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

   委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

   (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及

   (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

   「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

   根據《個人資料（私隱）條例》（第486章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址爲香港北角渣華道333號北角政府合署15樓。

* Delete as appropriate　　* 請刪去不適用者

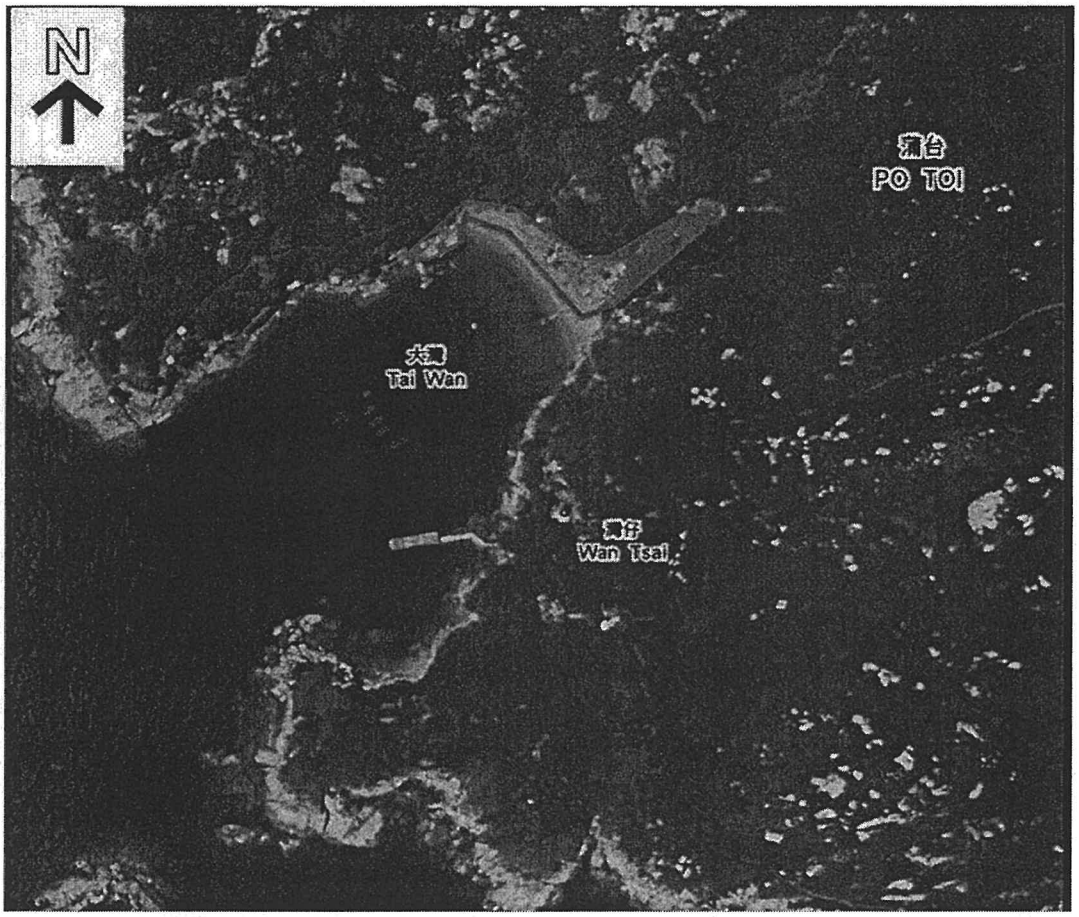
Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」

「✓」at the appropriate box　請在適當的方格內加上「✓」號

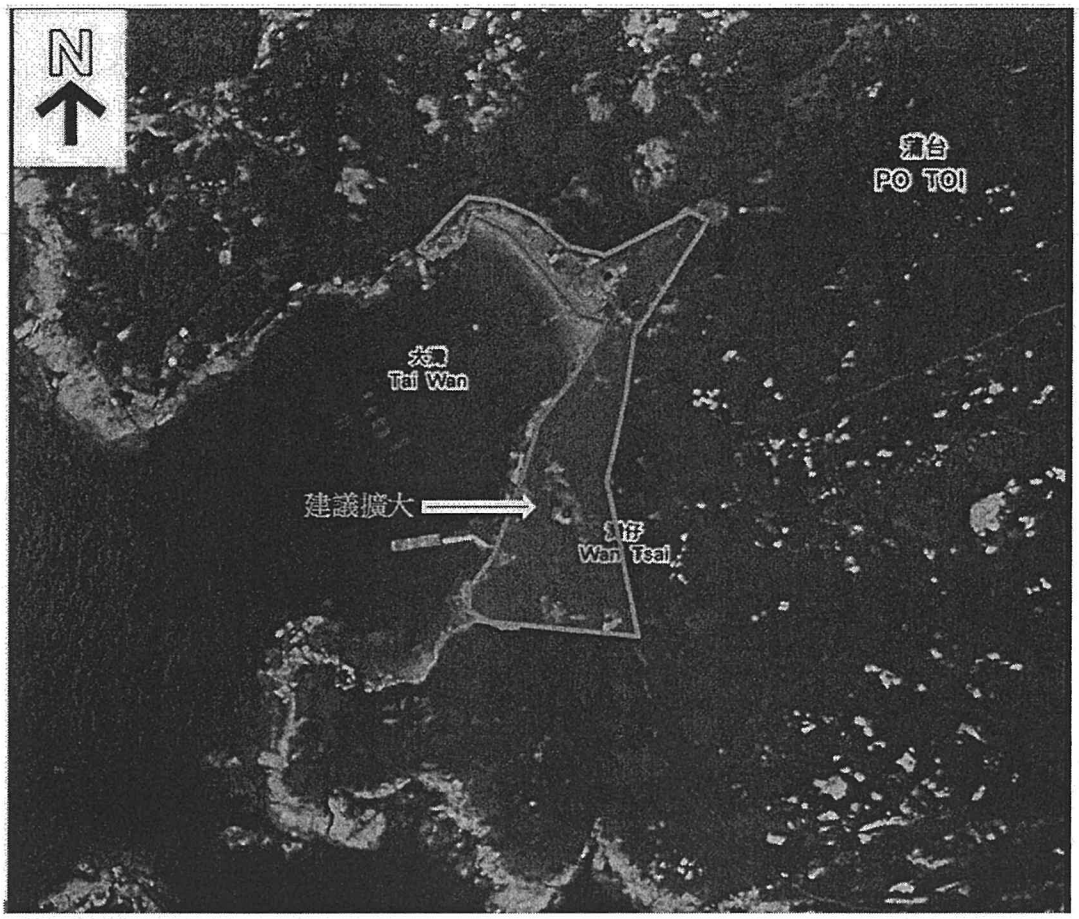
有關政府當局在蒲台群島發展審批地區規劃(編號 (S/I-PTI/1)的書面建議

本人就上術規劃作出有關措施考慮及平衡各方利益在保護有關各島嶼生態環境之餘亦應顧及到島上居民及有關土地業權人利益 ,故此, 本人建議政府可從下方考慮:

1. 在現有草議附圖一的原有 V ZONES 擴大附圖二的面積。



原有 V ZONES 圖 (圖 一)



建議擴建 V ZONES 圖 (圖 二)

在現有規劃中，有關部門只考慮現有人口數目(50 人)作規劃，其佔整島面積少於 1%，未來 V-ZONE 用地亦未考慮南丫南原居民有權轉丁權往蒲台及全盛時期蒲台人口約 2000 人，故此有必要將 V-ZONE 地增大如上圖所示。

2. 強將私人土地劃作綠化地或保育地
政府沒有從業權人的覺度考慮，將其土地用行政手段變相凍結，莫視業權人的權益，如政作出有關規劃，應向業權人回購土地或作出相應倍賞。

3. 對於島上部分地區規劃作海岸保護區強烈反對，因島上大多數是漁民居住，靠海維生，規劃海岸保護區對其生計大大受影响，並對到島上釣魚及遊玩人士做成影响， 故應取消。

4. 未有預留土地或規劃作指定用途(生態旅舍，青年旅舍或民宿):
此地帶的規劃意向，是以生態旅舍的模式，發展低密度度假式住宿設施，藉此推廣可持續發展的旅遊藉此帶動島上經濟。

5. 未有預留土地或規劃作政府,公供機構或社區：
此地帶的規劃意向，主要是提供政府公供機構設施，以配合當地居民及／或該地區、區域的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。此地帶現有的主要設施包括供水庫, 供電站設施, 通迅站設施、旅遊教育中心, 警崗等等。

總結:
我們不反對政府作出規劃, 其規劃中應考慮土地業權人,地區人士, 村民, 鄉委會及區議等意見, 作出在保育及島民利益的平衡 , 並為蒲台在長遠定下發展方上, 在設施及配套上應有完善規劃, 無論在島民經濟上考慮, 環保人士的憂慮及保育上的問題等, 本人深信可在各方面得到共適, 政府應放棄故有思維, 勿用行政手段強行將蒲台變成荒島, 相信島民及政府都不想成為敵對局面, 這樣有違政府構造和諧社區的主要因素。

Form No. S6 表格第S6號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓 - 電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：http://www.info.gov.hk/tpb/）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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1. Person Making This Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）

Name 姓名 / 名稱 (~~Mr./Mrs./Miss/Ms.~~/Company/~~Organization~~* ~~先生 / 夫人 / 小姐 / 女士~~ / 公司 / ~~機構~~ *)

Great Peace Investment Limited

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名 / 名稱 (~~Mr./Mrs./Miss/Ms.~~/Company/~~Organization~~* ~~先生 / 夫人 / 小姐 / 女士~~ / 公司 / ~~機構~~ *)

AAJP Consultants Limited

3. Details of the Representation 申述詳情

Draft plan to which the representation relates 與申述相關的草圖	Draft Po Toi Islands Outline Zoning Plan No. S/I-PTC/1

RECEIVED
2015 APR 27 P 4: 24
TOWN PLANNING BOARD

* Delete as appropriate　　* 請刪去不適用者
Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖爲彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

Location Plan & Written Representation

5. Signature 簽署

Signature 簽署 .....

~~"Representer"~~ /Authorized Agent*
「申述人」/ 獲授權代理人 *

ANNA KWONG
Name in Block Letters 姓名（以正楷填寫）

Managing Director
Position (if applicable) 職位（如適用）

Professional Qualification(s) 專業資格

~~Member 會員~~ / Fellow 資深會員 * of
☐ HKIP ☑ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of 代表 AAJP Consultants Limited

Company/~~Organization~~ Name and Chop (if applicable)
公司/機構名稱及蓋章（如適用）

AAJP CONSULTANTS LIMITED

Date 日期 27 April 2015

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:
   (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
   (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments
   in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.
   委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
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* Delete as appropriate　　* 請刪去不適用者
Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」
「✓」at the appropriate box　請在適當的方格內加上「✓」號

AAJP Consultants Limited

[redacted]

2015 APR 27 P.M.

TOWN PLANNING BOARD

Your ref

Our ref (1) PTI/AK14006/TPB

By Hand only

27th April 2015

The Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sirs,

Written Representation in Relation to
"Conservation Area" Zoning of
Site at Po Toi Island D.D. Lot No. 1158
Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1
Under Section 6(1) of The Town Planning Ordinance (Cap. 131)

On behalf of Great Peace Investment Limited, I am pleased to submit herewith the original copy of the completed Application Form No. Section 6(1) and 90 sets of Written Representation for the consideration by the Town Planning Board.

An authorization letter is also enclosed herewith under cover of this letter.

Should you require any further information, please feel free to contact the undersigned at [redacted]

Yours faithfully,

AAJP CONSULTANTS LIMITED

Ms Anna Kwong
Managing Director
/MCLL

cc Great Peace Investment Limited Attn.: Ms. Anna Lam By Email (w/e)

AAJP Consultants Limited

[redacted]

Your ref

Our ref (1) PTI/AK14006/TPB

By Hand only

27th April 2015

COPY

The Town Planning Board
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sirs,

Written Representation in Relation to
"Conservation Area" Zoning of
Site at Po Toi Island D.D. Lot No. 1158
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Yours faithfully,

Ms Anna Kwong
Managing Director
/MCLL

cc Great Peace Investment Limited Attn.: Ms. Anna Lam By Email (w/e)

tpbpd

TPB/R/S/I-PTI/1-10

寄件者: Toi Po[redacted]
寄件日期: 27日04月2015年星期一 13:00
收件者: tpbpd@pland.gov.hk
主旨: Representation for Po Toi Island OZP No. S/I-PTI/1
附件: PT OZP representation 27 Apr 2015.pdf

Attached please find our representation document.

706

Splendid Resource Inc. &
Sky Pacific Limited
[redacted]

27 April 2015

Planning Department
17/F North Point Government Offices
333 Java Road, North Point
Hong Kong

BY FAX , EMAIL &
REGISTERED POST

Dear Sirs,

Representation for Po Toi Island OZP No. S/I-PTI/1

Attached please find representation document submitted by us for the above matter.

If you have any queries, please contact Mr. C.Y. Mak at [redacted]

Yours faithfully,
For and on behalf of
Splendid Resources Inc.
Sky Pacific Limited

Encl.

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

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申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

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3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
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1. Person Making This Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構 *)

SPLENDID RESOURCES INC. & SKY PACIFIC LIMITED

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構 *)

3. Details of the Representation
申述詳情

Draft plan to which the representation relates 與申述相關的草圖	DRAFT PO TOI ISLAND OUTLINE ZONING PLAN NO. S/I-PTI/1

* Delete as appropriate　　* 請刪去不適用者
Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary)
申 述 詳 情 （續）（如 有 需 要，請 另 頁 說 明）

Nature of and reasons for the representation 申述的性質及理由

Subject matters@ 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項？	Reasons 理由
	☐ support 支持 ☑ oppose 反對	SEE ATTACHED I
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

Any proposed amendments to the draft plan? If yes, please specify the details.
對草圖是否有任何擬議修訂？如有的話，請註明詳情。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Amendments.
請形容圖則內與申述相關的指定事項。如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
「✓」at the appropriate box 請在適當的方格內加上「✓」號

This document served as Attachment to the Representation of the Draft Po Toi OZP and its TPB Form 6S. And it will serve as a petition to the SAR Government and the public through different channel of media.

Representation made under Section 6 of the Town Planning Ordinance in respect of Draft Po Toi Island Outline Zoning Plan No. S/I-PTI/1

Introduction to the Development of "Oasis"

1. Splendid Resource Inc. and Sky Pacific Inc. "The Owners or We or Us" are the two owners which control approximately 20,000 square meters of old schedule lots and new grants lots "the Land Lots" on Po Toi Island Lot Nos. are set out on the attached Form 6S. Our vision is to come up with a land development project on the Island that:

a) **Is a sustainable development that compliments the surrounding environment of Po Toi Island;**

b) **Enhances the livelihood of the few remaining families that inhabit the island;**

c) **Positively contribute to a pressing need of the general public on memorial garden / columbarium of Hong Kong on**

2. After thorough review and analysis, we have decided to move forward with Project Oasis "Oasis" – developing a memorial garden on the island. Given the existing burial plots surrounding our lots and with some illegally existed in our private land lots, the small number of inhabits on the island who could benefit from Oasis as we enhance and provide basic infrastructure to the area, plus the columbarium shortage in Hong Kong, we —believe Oasis could be a project that can bring benefits to the inhabitants, to Hong Kong as well as the environment. The illegal graves and burials matters had been reported to LandsD accordingly and pending their reply.

   However despite our good intentions and the very positive benefits the project would brought to the Island and Hong Kong, we have been faced with unprecedented challenges in our attempts to move forward with it.

Planning Department - No Objection on PO Toi Development

3. On early Oct 2011, Splendid Resource Inc. informed Mr. MF Chak of Planning Department (Shatin Office) that development will be undertaken on its land lot of Po Toi Island and asked if there is any planning control on the subject land lot. Planning department formally replied on the 10th Oct. 2011 that *there is no IDPA, DPA and OZP* on Po Toi Island. This gave Splendid and party a legitimate expectation that development is permissible under such planning environments.

4. As furtherance and at the end of Feb 2012, some 2,850 memorial stones (LandsD refereed it as slabs), the more appropriate type of memorial garden / columbarium for Po Toi Island, were laid before the first gazette of the Po Toi DPA on the 2nd March 2012. As such *existing use* right of the said memorial garden / columbarium ("**Oasis**" as its project name) was established. In order words, the niches were built before any planning control was imposed on the island.

Oasis are of Existing Use by Statue

5. Under Section 1A of Town Planning Ordinance

   ""*existing use" (現有用途) in relation to a development permission area means a use of a building or land that was in existence immediately before the publication in the Gazette of notice of the draft plan of the development* permission area;"

6. Under paragraph (3) of the NOTES of the OZP that :

   "*No action is required to make the use of and land or building which was in existence immedi*ately 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 continue since it came into existence...."

Initial Challenges Imposed by Organizations to Stall the Project

7. According to the Po Toi Island DPA/I that it comprised of five small islands cover a total of 550 ha. Most of the islands are uninhabitable due to its terrains and in lack of infrastructure support such as water and electricity supplies and there is no vehicular access.
8. To our best knowledge, Po Toi Island has fewer than 15 permanent residents *(those who actually lived there everyday)*. The small number of residents, the presence of numerous graves and bone pots surrounded our Land Lots, and the acute shortage of columbarium make the Island a good location for the provision of such facility.

9. On about the Chinese New Year of 2012, there were complaints led by Hong Kong Bird Watching Society to firstly Fishery Department, secondly Lands Department; and when there is no immediate action taken by these Authorities, the complaints was referred to Oriental Daily News Paper subsequently.

10. The complaints were about the subject private Land lots being built with thousands ground-wise niches as a remembrances garden / columbarium.

11. On 19th Feb. 2012, Oriental Daily News put a front page reporting the matters with headlines as "Po Toi Island changed into a Thousand Graves Island" (蒲台島變千墓島).

12. Immediately on the next day, there were 6 Government Departments and Bureau pay visit to Po Toi Island and inspect our private land Lots. They are Lands Department, Planning Department, Police Department, Food Environment & Hygiene Department, Development Bureau and representative of Building Department.

13. None of the above name Department and Bureau took any enforcement action for the development undertaking seen on our private Land Lots, except Lands Department issued Lands Notice demanding us to cease development works and asking us to reinstate "**the Demand**" the private Land Lots and taking away all the ground-wise memorial stones in 7 days. On about 25th Feb. 2012, we stop the development works as requested, without first asking such demand is lawful, as a responsible citizen.

14. In a subsequent meeting with Lands Department staff, we were threatened legal action if we do not comply with Lands Department Demand. We asked Lands Department representatives that *" in such a hurry as from 19th to 28th Feb. 2012, had you enough time to get proper legal opinion from your Legal Department?"* The reply was *"No"*

15. Since we had proper legal opinion from a senior counsel that the development of a ground-niche type of memorial garden is of right under lease, we refused to comply with Lands Department unlawful Demand with threat to re-entry our private Land Lots.

16. As a result, we commenced legal proceeding on the 27th April 2012 to bring Director of Lands to court, by way of Originating Summons, and asked the Court to declare our development is as of right under lease. The case number is HCMP 835 / 2012.

17. On March 2nd, 2012, the Po Toi DPA was gazetted , with its power under the Town Planning Ordinance, all development undertaken on or after the publication of the Plan which is not in compliance with it will be subject to planning permission.

18. Since then, we had stopped all further development works with full compliance to the legal sanction of the said DPA.

Oasis Was Accepted by FEHD as Pre-Bill Columbarium

19. A Private Columbaria Bill was gazetted on the 16th June 2014 aiming to impose statutory sanction on private run columbarium. After two site visits and thorough inspection by Food Environment and Hygiene Department "**FEHD**" officials, they included Oasis as Pre-Bill Columbarium, under the then prevailing FEHD's Notification Scheme, on 8th Aug. 2014 .

Po Toi Draft OZP

20. Po Toi Draft OZP "**OZP**" was gazetted on the 27th Feb. 2015 outlining the planning intention of TPB to control development and conservation of Po Toi Island, and to invite representation "**Representation**" from public of which are to be made on or before 27th April 2015. Representation should be made in line with Section 6 of the TPO accordingly.

21. The Owners of the Land Lots are to provide proof to the Planning Department on its exiting use right as defined by Town Planning Ordinance and as required by TPB Guidelines PG-NO. 24C.

22. The Land Lots are zoned Conservation Area in the Draft OZP. Where some 50 meters away from it, there are private land lots which are zoned for holiday accommodation. It will be unfair for Oasis that the conservation of Po Toi Island only falls on us, not other development to be in Po Toi Island in our land lots immediate vicinity.

23. The ratio in the control area of Po Toi Island, as draft OZP, verse Oasis land lots area is 550 ha to 2ha, which is only 0.36% out of the total 550 ha OZP covered area.

24. The Po Toi development attracted huge media and authorities attention as said. The maze is that Oasis was never asked to explain what is happening on our Land Lots and what we are actually doing. As such, we consider the Town Planning Board had not performed their statutory duty rightly in preparing the Draft OZP.

25. The Draft OZP did not show clearly the actual scene of the landscape and characteristic of the subject land lots and its surrounding area, when they are the focal points of the Po Toi DPA and Draft OZP exercise.

Po Toi Island

26. Po Toi Island had been neglected by the Hong Kong Government in terms of community supports on basic infrastructures such as

transportation, electricity and water supplies. This was evidenced by the minutes of meeting held between Government Departments and representative from Po Toi Island dated 24th Oct. 2014. *Refer to page 112 of the TPB Paper 9800.*

27. Banners requesting the Government to pay more attention to the villagers and Po Toi Island are often seen.

28. There are actually fewer then 15 villagers permanently living on Po Toi Island. The Island is full of broken and abandoned small houses and other shabby and unrepaired structures.

29. The Island District Board, when Planning Department had meeting with them lately asking their opinion and comments, had openly demand the Government to provide more supports to Po Toi Island and not to impose planning control on private land to allow more development on the island so that the locals can have employment and/or business opportunities. This is evidenced by the Letter from Lamma Island (South) Rural Committee addressed to Planning Department dated 19th March 2012. *Refer to page 159 TPB Paper 9800.*

30. On early 2015, Oasis had offered to provide support and subsidies to the Po Toi villagers on water supplies, electricity supplies and more effective transportation arrangement.

Oasis Development Vision Aligned with Town Planning in Hong Kong

31. As quoted by the Town Planning Board on its Web Site that:

"Town Planning in Hong Kong aims to promote the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land, and to bring about a better organized, efficient and desirable place to live and work."

32. As stipulated in the Town Planning Ordinance

"To promote the health, safety, convenience and general welfare of the community by making provision for the systematic preparation and approval of plans for the lay-out of areas of Hong Kong as well as for the types of building suitable for erection therein and for the preparation and approval of plans for areas within which permission is required for development."

33. Our undertaking to have ground-niches memorial garden is perfectly fit into the purposes as stated in Paragraph 31. and 32. above.

34. This is to say that having regard shortage of public columbarium in Hong Kong Island South is a social problem, and we now provide supply of 2,850 ground-wise family niches, which will promote convenience and general welfare to the Hong Kong Island South community.

35. Since it is a memorial garden type of columbarium, it will not involve any building of any structures, unlike the conventional wall-niches type of columbarium in Hong Kong which involve of massive scale of concrete building and attract heavy traffics. The existing memorial garden type of columbarium is very compatible with the surrounding environment. The owners would also be prepared to provide planting in the garden and general improvement to the footpath to enhance the environment and to facilitate bird watchers or visitors to the Island. The use is also very compatible with the surrounding graves and bone pots ,some of them actually located within our lots although without our consent.

36. As the Government claimed in July 2010, every 18 District should have their own public columbarium facilities, it is an efficient and convenient way to have columbarium organized. As such a low density, environmental friendly, garden like memorial garden development as ours is perfectly in match with the spirit of Town Planning and the pressing social needs of columbarium in Hong Kong.

The Pressing Need for Niches due to Columbarium Shortage in Hong Kong

37. The mortality rate of Hong Kong is approximately 0.775% of the population i.e. approx. 43,500 deaths each year. With the shortage of public columbarium facilities, private columbarium fills the market. Until the gazette of the Private Columbaria Bill on the 16th June 2014, there were no hard and fast rules governing the operation of private columbarium. As such, some 400,000 unsettled cremated ashes were stored in private facilities and in undertaker shops.

38. On about 2010, the SAR Government announced to have public columbarium facilities built in every 18 districts. As the end, 17 districts, other than Island District refused to co-operate with the SAR Government for such administrative proposal.

39. Hong Kong Island South is an exclusive community, where the Cape Collision public columbarium is the nearest location for such needs. And, it is full.

40. Oasis is a perfection solution to alleviate the burden of demand in needs for columbarium and niches within 10 KM distance for the Island South Districts and beyond.

41. Oasis is built to provide family niches and ancillary services to the Hong Kong Island south neighborhood and further. This will help to alleviate the burden of niches supplies to be made by the SAR Government and to cut the grave sweeping time and burden of traffic for Hong Kong Island South residents who do not need to travel a long way to Kowloon and NT's columbarium facilities during the Chung Yeung and Ching Ming Festival.

42. Oasis provide 2,850 family ground niches blended into nature landscape of Po Toi Island, catered for subscription by the residents of Hong Kong Island South District. With this small quantity of niches, and there is no concrete building attached to it, it will give very little impact to both traffic and environment. Additional ferry service can be arranged or chartered for the peak seasons. The usage of the existing pier is low due

to the small number of population currently living in the Island. It is estimated that the memorial garden would generate about 12,830 passenger trips during each of the peak season, each spanning for about 1 1/2 months. The average trip per day so generated is only about 285

Oasis Use is compatible to Existing Burial Sites Surrounding the Land Lots

43. The Land Lots are surrounded by more than 80 hillside burial and graves. In fact these encroached graves have inspired us of the idea that memorial garden would be the most suitable use for the subject lots. Development of the Land Lots into a columbarium is in line with and compatible to the uses of the adjacent environment. It is not understood why infringement of graves and bone pots are allowed on private land while the owners of the same piece of land were told such use were not allowed in February 2012 as no action has been taken about the existence of these graves all along.

44. Most of above said grave, hillside burial and bone jar, are believed illegally interred either on Government land or within the boundary of our land lots. And that they are belonging to the ancestor of the villagers who used to live in Po Toi Island.

45. The ironic part of this is that now we face the same objection from the villagers of Po Toi Island, where they made Po Toi a grave and burial grounds, and some even buried their ancestors in our private land lots.

The Land Lots & Its Key Issues

~~46.~~ Oasis is built on private land lots which are sanctioned by GN570 and Government Lease of 1905. Under such leases, there is very little restriction on the uses.

47. Under the Draft OZP, the Zoning of the Land Lots **as Conservation Area,** is unreasonably under the subject leases and unlawfully under Basic Laws, for purpose as stated in the Planning Intention of the OZP. As such the Owners are grieved by Town Planning Board Decision.

48. In the representation and comment process of the first Po Toi DPA, there were more than 700 objections from environmental organizations

and individuals, who do not have direct interest on Po Toi Island, objecting our memorial garden development.

49. Our Land Lots is actually located far away from the stream and the Tai Wan village zone area. Accessing from the pier of Po Toi Island, it take about 600 meters walking distance to Tai Wan on the far left and 300 meters to our land lots on the far right. There will be absolute no visual contact either from Tai Wan or from the said village, even with the help of high tech spying equipments.

50. Town Planning Board members should pay a site visit to understand the actual site condition and to have a better grip of the situation. It is Board Member's statutory duty to have thorough understanding to the subject site and its characteristic, while it is the focal point of the DPA and OZP.

51. We have wrote to Hong Kong Bird Watching Society and ask if we can work together to make Po Toi Island a better place for everyone in Hong Kong and especially for immediate community and people in the vicinity. We have not heard any positive response from them so far.

Oasis Seeking a Win-Win Outcome

52. To our surprise, the development of Oasis at the material time stirred echoes from all walks of life in Hong Kong especially to Lands Department and Planning Department. During the course, we have numbers of meeting between the parties. As the biggest land owner in Po Toi Island and for the drama that Oasis as the key entity, we were never invited to meetings held by Planning Department and Lands Departments to discuss development opportunities that can benefit the communities. However, it remains our priority to seek productive collaboration and dialogue with relevant parties to yield a win-win outcome.

53. As we perceive so far, the concern groups, some villagers who live far away from Oasis, Government Departments and some media are in favor of a zero sum approach. We believe that with productive collaboration and dialogue, we can achieve a favorable outcome for all.

54. It is not in our interest to inflict harm to the public and the environment. Through Oasis we hope to be an ally in supplying the demand of burial space to the Hong Kong Island communities so they can store their ancestor ashes in a beautiful and scenic place – the Oasis Memorial Garden of Po Toi.

WE Represent according to Section 6(2) :

55. That :

I. The Particular matters in the draft OZP plan to which our representation relates to the land Lots as stated above, and:

II. The nature and reasons for our representations are:

a. Town Planning Board had not discharge their statutory duty to make such enquiries and arrangement as it may consider necessary for preparation of the draft OZP; and

b. The zoning "**the Zoning**" of the Land Lots into a conservation area is contrary to the Mission of the Town Planning Board and the Town Planning Ordinance as stated paragraph 31. and 32. above; and

C. The Zoning takes away the immediate development potential of property from the owner as it is as of right at the first place, *(without the burden of planning permission)* under the land lease. It is our land right entitlement granted at the first place, over and above the established *existing use rights,* when the land was granted. The Zoning as CA deprive our land use right and is also in contrary to Article 6 and 105 Basic Law. We are aggrieved.

d. The Zoning is in contrary to Section 2 of the ombudsman Ordinance, i.e. The preparation of the OZP by Town Planning Board is unreasonable, lack of consideration for

person affected by its action; it is unjust, oppressive and improperly discrimination, partly based on mistake of law and fact. The zoning as said is maladministration under said Section 2.

e. The Planning Intention to maintain the natural landscape and habitat should not be applicable to private land lots as stated per paragraph 46. above, which allow free landscape design.

f. The Zoning had neglected the *existing Use* Rights of the Owners, which also deprived the Hong Kong Island Community an opportunity to have columbarium facilities in its proximity and of quality services.

g. The legitimacy of the draft OZP is questioned as it appears that there is apparent discrimination on the use for storage of human ashes (columbarium) on our Land Lots where there are graves and burial adjacent to our Land Lots. It is also ironic that the graves, hillside burials and scattering bone pots surrounding or within our Land Lots may have been placed by the same group of people objected to our columbarium.

h. The narration of the existing condition of use of Po Toi Island in the OZP that Planning Department had purposely down played the hillside burials and jars for human bones which scattered around the subject Land Lots. Both the DPA and OZP had not fully disclosed the actual characteristic of the subject site. This shown that the Town Planning Board Members had not make necessary enquiries into the matters and to the users of the subject site.

i. The first gazette of the Po Toi DPA was to give immediate control of development found in Po Toi Island. Oriental News put the development of Oasis as (chin Fun Dao 千墓島) on front page of 19th Feb. 2012, coupled with protest by Bird Society and other parties, it is common sense to

know that the development at the Land Lots is a columbarium as existing use. Planning Department neglected all of this information and insensitively imposes unreasonably control of the Land Lots by imposing the existing Zoning as Conservation Area in the Draft OZP.

j. The exercise of Planning Department and Lands Department which include the drafting and gazette of the Po Toi DPA I and II and the Draft OZP, supported by Lands Department Lands Notice and threaten the Owner for re-entry etc. etc. is to impose unlawful control over private land lots which is ONLY 0.36% of the total Po Toi Island Draft OZP control area. This is again contrary to Article 6 and 105 of the Basic Law.

56. Oasis development in private Land Lots of Po Toi Island is 100% legitimate before the gazette of the first Po Toi DPA, according to para. 3 of the OZP NOTES. For reason as stated above 55., the subject Conservation Area Zoning on our Land Lots should be amended to zoning as "Other use" annotated "Columbarium" so as to reflect the existing use which in existence before the Po Toi DPA gazette and give respect to legitimate private land lot owner for their rights under the Land Lease.

Petition to the Town Planning Board

57. AS A LIGITIMATE MEMORIAL GARDEN DEVELOPER, WE HEREBY PETITION to the Town Planning Board that the approval of the Draft OZP should be processed on a factual and legal base, with 100% in line with the rights given to the Board under the Town Planning Ordinance and the SPIRIT of its inception. IT WILL BE WRONG FOR THE BOARD TO TAKE ONLY THE VIEW OF THE PLANNING DEPARTMENT AND OBJECTIOIN FROM CERTAIN GROUPS, WHO HAD NO DIRECT INTEREST TO PO TOI ISLAND, OR FROM THOSE WHO MADE OBJECTION BASED ON THEIR IDEOLOGIES. ALL DECISSION OF THE BOARD, AS RESPONSIBLE PUBLIC ADMINISTRATION, SHOULD BE BASED ON A REASONABLE AND FAIR GROUND, WITH NO BIAS AND DUE CARE TO PERSON AFFECTED.

Conclusion

58. Po Toi Island is most suitable for the type of memorial garden established there. It would not cause traffic problem nor affect the daily life of people (about 15) living on the Island. The draft plan should be amended for the subject lots to reflect the existing use of columbarium by zoning the land Lots the use of "Other use" annotated "Columbarium".

59. It is understood that the Island is assessed to have high ecological value and the owners are prepared to plant trees contributing to such value. In fact the form of niches laid down is the most appropriate form, the least intrusive and resulting in least visual impact, even less than the scattering graves.

60. The owners are also prepared to carry out environmental improvement works such as improving the existing trails and providing basic infrastructure. Such works will definitely result in environmental improvement and also benefit the people living on the Island and visitors as well.

61. We are willing to provide a good percentage of funding from the operation of Oasis to support the local infrastructure and general welfare of Po Toi Islanders.

62. With support from Po Toi Islanders, the general public of Hong Kong and the SAR Government we hope we can demonstrate that memorial garden could be a desirable and pleasant alternative to the massive type of columbarium, that columbarium could be an agreeable neighbor and hopefully less objection by the public to the general use of columbarium in the future.

We reserve our right to provide further and better information and particulars to sustain our representation at a later stage, if required, or at the hearing held by the Town Planning Board under Section 6B of Town Planning Ordinance.

Contact of Oasis Representative: Mr. CY MAK [redacted] email address : [redacted]

-The end-

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖爲彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

SEE ATTACHED II

5. Signature 簽署

Signature 簽署 .....

"Representer" /Authorized Agent* 「申述人」/ 獲授權代理人 *

MAK CHI YEUNG
Name in Block Letters 姓名（以正楷填寫）

CONSULTANT
Position (if applicable) 職位（如適用）

Professional Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of
☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of 代表 SPLENDID RESOURCES INC. & SKY PACIFIC LIMITED.
Company/Organization Name and Chop (if applicable)
公司 / 機構名稱及蓋章（如適用）

Date 日期 27/4/2015

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this representation will be used by the Secretary of the Board and Government departments for the following purposes:
   (a) the processing of this representation which includes making available the name of the "representer" for public inspection when making available this representation for public inspection; and
   (b) facilitating communication between the "representer" and the Secretary of the Board/Government departments
   in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.
   委員會就這宗申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) 處理這宗申述，包括公布這宗申述供公眾查閱，同時公布「申述人」的姓名供公眾查閱；以及
   (b) 方便「申述人」與委員會秘書及政府部門之間進行聯絡。
2. The personal data provided by the "representer" in this representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
   「申述人」就這宗申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
3. A "representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
   根據《個人資料（私隱）條例》（第 486 章）的規定，「申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址爲香港北角渣華道 333 號北角政府合署 15 樓。

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

Po Toi Land Lots

(1) Lots Nos. 105, 109, 110, 114, 115,116,231,232,233,234, 235,236, 237,242, 243, 244, 245, 246, 247, 248, 252, 253, 254, 257, 258, 261, 262, 263, 264, 265, 271,285,286,287,288,289 Section A, 292, 293, 294, 295, 296, 298 and 299

(2) Lots Nos. 118, 120, 121, 122, 123, 124, 125, 126, 127, 128, 130, 140, 141, 142, 147,148,149,150,151,152, 153,154,155,157,158,159, 164,216,217,219, 220,221, 222, 223, 224, 225, 226, 227 and 228

(3) Lot No. 112

(4) Lot No. 132

(1) to (4) land Lots described above are owned by Splendid Resources Inc.

Lot 113 is owned by Sky Pacific Limited

就草圖作出申述
Representation Relating to Draft Plan

TPB/R/S/I-PTI/1-1

參考編號
Reference Number: 150311-142116-51414

提交限期
Deadline for submission: 27/04/2015

提交日期及時間
Date and time of submission: 11/03/2015 14:21:16

提出此宗申述的人士
Person Making This Representation: 女士 Ms. Kong Choi Ping

申述詳情
Details of the Representation :

與申述相關的草圖
Draft plan to which the representation relates: S/I-PTI/1

申述的性質及理由
Nature of and reasons for the representation:

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
蒲台群島分區計劃大綱 草圖編號S/I-PTI/1	支持 Support	支持現有規劃圖則及反對其他人改劃的申請

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

就草圖作出申述
Representation Relating to Draft Plan

TPB/R/S/I-PTI/1-2

參考編號
Reference Number: 150311-190029-03198

提交限期
Deadline for submission: 27/04/2015

提交日期及時間
Date and time of submission: 11/03/2015 19:00:29

提出此宗申述的人士
Person Making This Representation: 先生 Mr. Kong Kai Ming

申述詳情
Details of the Representation :

與申述相關的草圖
Draft plan to which the representation relates: S/I-PTI/1

申述的性質及理由
Nature of and reasons for the representation:

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
蒲台群島分區計劃大綱草圖編號S/I-PTI/1	支持 Support	1. 支持現有規劃 2. 反對改劃申請

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

就草圖作出申述
Representation Relating to Draft Plan **TPB/R/S/I-PTI/1-3**

參考編號
Reference Number: 150425-023352-66486

提交限期
Deadline for submission: 27/04/2015

提交日期及時間
Date and time of submission: 25/04/2015 02:33:52

提出此宗申述的人士
Person Making This Representation: 先生 Mr. 郭天暉

申述詳情
Details of the Representation :

與申述相關的草圖
Draft plan to which the representation relates: S/I-PTI/1

申述的性質及理由
Nature of and reasons for the representation:

有關事項 Subject Matters	性質 Nature	理由 Reason
將蒲台島西南面0.48公頃土地劃為住宅(丁類)用地	反對 Oppose	有關土地上所包含的樹林為候鳥覓食地方, 具生態保育價值, 不應進行發展. 雖然有關規劃旨在容許重建, 改善現有建築, 但實際操作上容易被用作進行住宅項目發展, 有違規劃原意, 並會對當地生態造成破壞. 另外, 重建/改建亦沒必要佔用較原有建築大數倍之地方.
將蒲台島大部分土地劃為自然保育區	支持 Support	蒲台島並未受到發展影響及破壞, 島上擁有不少瀕危或珍貴物種, 極具保育價值. 此外, 島上奇特的地質結構具教育意義及欣賞價值, 亦應受到保護.

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

1. 建議將住宅(丁類)土地上有樹林覆蓋的範圍劃入自然保護區.
2. 建議限制住宅(丁類)土地上的改建/加建項目須先向城規會申請, 考慮會否出現過度發展, 或破壞項目周邊生態.
3. 建議限制鄉村式發展土地上所有丁屋發展須先向城規會申請, 防止過度發展.
4. 考慮到渡假屋/渡假營發展後引申的遊客活動, 如宿營, 可能會對當地候鳥活動及生態造成影響及破壞, 建議限制鄉村式發展土地上所有渡假屋/渡假營發展項目須先向城規會申請, 審批時, 應考慮有關活動所造成的影響及生態是否能夠承受. 如有需要, 可限制項目落成後使用者的活動, 如限制過夜, 夜間活動及相關人數.
5. 雖然圖則內大部分土地已被劃入自然保育區, 如未來能夠將有關土地納入郊野公園範圍, 則更能有效保育當地生態及自然環境.
6. 考慮到蒲台島的保育價值及其交通不便, 在任何情況下都不可容許住宅或大型商業或休閒項目發展.

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tpbpd

寄件者: Cindy Choi [redacted]
寄件日期: 27日04月2015年星期一 23:01
收件者: tpbpd@pland.gov.hk
副本: Cindy Choi
主旨: Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1
附件: 2015-04-27 AGHK letter to TPB OZP S-I-PTI-1.pdf

Dear sir,

Attached our comments on captioned Draft OZP No. S/I-PTI/1

Thank you for your attention.

Best regards,

Cindy Choi

Vice Chairman

Association for Geoconservation, Hong Kong

Telephone: [redacted]

Email: [redacted]

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香港地貌岩石保育協會
Association for Geoconservation, Hong Kong

27 April 2015

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

Re: Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

The Association for Geoconservation, Hong Kong, committed to conserving geological heritage, natural and rural sceneries in Hong Kong, welcomes the need to provide planning and development guidance of Po Toi Islands and support the proposed zonings in S/I-PTI/1 except the "Residential (Group D)" (R(D)) zoning.

We strongly object the "Residential (Group D)" (R(D)) zoning, which is primarily for upgrading existing temporary structures and for low-rise, low-density residential developments. The R(D) zone is located at the mature woodland next to the pier. Any development in the area would cause adverse impact on the woodland which is an important foraging and roosting location for migratory birds. The area should be zoned as "Conservation Area" (CA), which "redevelopment of houses" can be applied through the TPB and considered on a case-by-case basis.

Our reasons for above objection are the followings:-

1. Po Toi is an excellent outdoor classroom for studying granitic landforms and appreciating granite geomorphology as well as an interesting attraction for sightseers. The Po Toi Granite forming nearly all of Beaufort Island, Po Toi and Sung Kong are the last large magma intrusion in Hong Kong dated back to 140 million years ago. Megacrysts, pegmatitic veins, intrusions of fine grained granite into medium grained granite which intrude into coarse grained granite are commonly found. Most spectacular are the unique spectacular tor outcrops shaped by various weathering

香港九龍彌敦道 345 號宏利公積金大廈 10 樓 1001-1003 室
Rooms 1001 - 1003, 10th Floor, Manulife Provident Funds Place,345 Nathan Road, Kowloon, Hong Kong
電郵 Email: aghk@rocks.org.hk 網址 Website: www.rocks.org.hk

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processes including block disintegration and sheet weathering. As a result, Po Toi is renowned for the Buddha's Palm Cliff, Tortoise Rock, Tortoise Egg, Monk Rock, Coffin Rock, BB rock etc. while the resemblance of Waglan as a key are of very high aesthetic and educational value. There are no other areas in Hong Kong which has such high concentration of high aesthetic valued granite tors on just one small island.

2. Po Toi also offers spectacular panoramic landscape view. From the 188 meters highest accessible peak, Ma On Shan and Pat Sing Leng in the north, the Lantau Island peaks in the west, the islands of Wanshan Qundao to the south and the South China Sea to the east can be seen on a clear day.

3. Ecologically, Po Toi is important for many migratory birds due to its special geographic location and the diversity of habitats. Habitats such as secondary forest, rocky coastal areas, scrubland and wetlands provide suitable habitats and food supply for a wide range of migratory birds. More than 300 species of birds have been recorded from the island, which is about 2/3 of the total species of Hong Kong, second only to Mai Po in terms of bird species number. These include many first records for Hong Kong, such as Red-throated Thrush and Hodgson's Redstart. Globally threatened birds such as Japanese Yellow Bunting and Fairy Pitta (*listed as Vulnerable in IUCN red list*) have also been found on the Island. Po Toi Island is therefore of great international importance and of special scientific value for studying bird migration in Hong Kong and the East Asian Flyway.

4. Po Toi is one of the four natural habitats in Hong Kong for the Endemic and Endangered Romer's Tree Frog as well as the habitats of over 60 species of butterflies.

5. The waters around Po Toi are of conservation importance because Finless Porpoises also frequent the waters. Waglan Island has a breeding colony of terns.

6. Cultural-wise, Po Toi possesses attractive cultural heritage including the over 3000 years' old rock carving which has been declared as monuments; the annual Da Jiu (Spring Festival) and the traditional coastal collection of sea weeds.

Due to captioned unique and invaluable geological, landscape, ecological, biological and cultural significance, any haphazard and recreational developments on these islands may cause adverse and irreparable impact.

We therefore recommend Po Toi Islands to be zoned as Site of Special Scientific Interest (SSSI) and with reference to the Tai Mong Tsai and Tram Chuk Wan OZP No. S/SK-TMT/4 ultimately designated as Country Park for comprehensive management and protection under the Country and Marine Park Ordinance. We firmly believe that under the active management of Agriculture, Fisheries and Conservation Department that Po Toi can be a well managed recreational spot by the public for bird watching, eco and geo touring, hiking and leisure walking while local communities can benefit and achieve sustainable economic development.

Your kind consideration is highly appreciated.

Best regards,

Cindy Choi (signed)
Vice Chairman
Association for Geoconservation, Hong Kong
Telephone [redacted]
Email: [redacted]

就草圖作出申述
Representation Relating to Draft Plan

TPB/R/S/I-PTI/1-5

參考編號
Reference Number: 150408-200138-42602

提交限期
Deadline for submission: 27/04/2015

提交日期及時間
Date and time of submission: 08/04/2015 20:01:38

提出此宗申述的人士
Person Making This Representation: 先生 Mr. 羅成

申述詳情
Details of the Representation :

與申述相關的草圖
Draft plan to which the representation relates: S/I-PTI/1

申述的性質及理由
Nature of and reasons for the representation:

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
浦苔島規劃草圖	支持 Support	保護島上生態環境, 反對改變土地用途,用作紀念公園或骨灰場之用.

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

4

tpbpd

TPB/R/S/I-PTI/1-6

寄件者: sing law [redacted]
寄件日期: 08日04月2015年星期三 19:53
收件者: tpbpd@pland.gov.hk
主旨: 463名蒲台島村民對「蒲台群島分區計劃大綱草圖編號S/I-PTI/1」的意見
附件: 島民意見.pdf

致 城市規劃委員會

附件為 463 名蒲台島村民對「蒲台群島分區計劃大綱草圖編號 S/I-PTI/1」的意見, 敬希查閱.

謝謝
浦苔島村公所工作關注組

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致：城規會

事：463 名蒲台島村民對「蒲台群島分區計劃大綱草圖編號 **S/I-PTI/1**」的意見

我們是一群土地土長的蒲台島居民，近幾十年因搵食的原故，往來香港與蒲島之間的航班疏落，我們無可奈何地大都遷往香港各區居住。但蒲台島始終是我們的老鄉，每逢周日或假期，我們都會返蒲台探望家人或整理島上的事務。

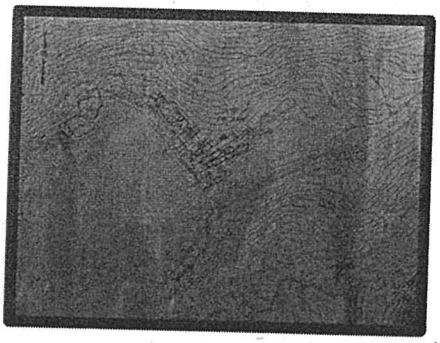
蒲台島的天后廟建於道光 15 年(1835 年)，為我們漁民祖先所建，可見我們的祖先早於 1835 年已在蒲台島生活。蒲台島人口最盛的時期有多達 3 千多人。為了維持蒲台的傳統，我們成立值理會籌辦一年一度的太平清醮及神功戲，每年都有近千名蒲台的子孫回來祈福還神；此外，我們亦成立蒲台之友，在每年慶祝天后誕舉辦龍舟競渡，有超過二十艘來自不同地區的龍舟會到蒲台賀誕及進行競賽。我們亦為了爭取改善蒲台的社區設施，包括改善島上的水電供應、公共廁所設施、無障礙通道等，接觸不同的政府部門及議員。2014 年 9 月 23 日，多位立法會議員及不同的政府部門亦曾到蒲台島視察，了解島上社區設施不足的問題。可以說，我們是如假包換的蒲台島原居民，只是礙於村代表選舉條例的規限下，部門又鐵板一塊，沒有考慮蒲台島的特殊地理因素，令我們失去選民的資格，未能參與村選及村務的工作，我們感到極到遺憾。以致，我們往往未能接受到影響蒲台島發展的訊息，更甚的是我們一群真正蒲台島民往往「被代表」了。因此，我們爭取今次機會，希望城規會能聽聽真正蒲台島民對蒲台群島分區計劃大綱草圖的意見。

1. **同意灣仔區(坤記士多西南面)一帶劃作「自然保育區」(CA)，堅決反對該處用作紀念公園或骨灰龕場**



2. **擴大鄉村式發展(V Zone)**

作為蒲台島土生土長的島民，我們同意現時的鄉村式發展的規劃，更希望鄉村式發展的範圍可以擴大。



3. **擴大碼頭對上的葬區，擴大後可將昂莊及靈龜石的葬區縮小。**

根據民政事務處提供的資料，蒲台島共有兩個「認可葬區」(見右圖)，大部份島民都會選擇在碼頭對上的葬區作為安葬先人遺體之用，位於昂莊及靈龜石的葬區偏遠，鮮為人用，而且該葬區較另一葬區有近三倍之大，實無必要，為免其他人企圖利用規劃限制較少的情況下，胡亂發展相關地段。而且昂基及靈龜石一帶是不少旅遊人士觀星的地點。故建議擴大碼頭對上的葬區，擴大後位於昂莊及靈龜石的認可葬區可以縮小。



以上是我們一群土生土長的蒲台島民對「蒲台群島分區計劃大綱草圖編號**S/I-PTI/1**」的意見。敬請城規會委員及規劃署負責官員加以考慮。

以下是我們一群土生土長的蒲台島民同意上述「蒲台群島分區計劃大綱草圖編號 S/I-PTI/C」的意見。聯署名單如下：

1 陳永祥	2 陳照祥	3 梁木根	4 張偉明	5 郭儀珠	6 郭儀珍
7 梁金勝	8 黃喜仔	9 郭永洪	10 周帶好	11 張展鵬	12 張志芬
13 張瑞蘭	14 梁明華	15 周伙娣	16 黃金	17 梁建偉	18 朱美玲
19 江貴華	20 江繼明	21 鄭帶福	22 郭亞玲	23 蘇偉福	24 張偉雄
25 蘇家儀	26 蘇家媚	27 家敏	28 訐旭日	29 訐庭誌	30 黃麗萍
31 羅魚佬	32 羅基	33 江亞伙	34 羅少英	35 黎鳳儀	36 梁伙喜
37 梁碧儀	38 陳劍芬	39 劉伙有	40 梁初六	41 張偉德	42 張帶喜
43 何玉蓮	44 張鳳鳴	45 張桃勝	46 郭金燕	47 梁志明	48 周婉霞
49 布德珍	50 張偉明	51 梁漢威	52 林永嵐	53 鄭少珍	54 郭金英
55 梁向芳	56 江伙妹	57 周仲文	58 郭雁影	59 郭金麗	60 周永權
61 梁金福	62 郭金鳳	63 郭家輝	66 郭家權	67 梁明基	68 黃金妹
69 羅美好	70 羅美蓮	71 郭家豪	72 郭金霞	73 梁漢華	74 劉向榮
75 鄭初五	76 張晉晞	77 張晉星	78 鄭明芳	79 布健文	80 鄭芍敏
81 鄭芍怡	83 鄭芍君	84 陳志華	85 鄭細洪	86 布健武	87 鄭浩文
88 鄭惠芬	89 楊金喜	90 鄭紅妹	91 布健生	92 郭轉娣	93 鄭帶根
94 黃做	95 鄭美英	96 黃金雄	97 羅亞仁	98 周秀英	99 周錦輝
100 羅嘉瑤	101 布德全	102 布德明	103 布德喜	104 布德輝	105 周秀芬
106 羅嘉儀	107 羅宇軒	108 羅金樹	109 周秀娟	110 羅美玉	112 羅碧雯
113 羅惠英	114 羅成	115 劉志文	116 劉錦燕	117 劉紹文	118 周志華
119 周志雄	120 周志威	121 劉景輝	122 黎翠珊	123 梁達榮	124 梁明香
125 劉亞水	126 郭亞芳	127 劉阿燕	128 劉艷華	129 劉志強	130 梁佩珊
131 劉美華	132 劉沛明	133 張葵肖	134 劉凱欣	135 劉凱伶	136 陳國明
137 陳廷鋒	138 陳健偉	139 凌子聰	140 凌子堅	141 凌子潔	142 凌穎心
143 黎玉麟	144 黎力桁	145 曾秀英	146 李振業	147 李承禧	148 林惜琴
149 陳樂恩	150 劉紹祺	151 劉紹邦	152 劉紹天	153 劉永泉	154 劉永光
156 劉蘇女	157 劉絲雅	158 劉冠邦	159 鄭少英	160 張木水	161 鄭福喜
162 鄭蘇記	163 鄭文豪	164 鄭惠蓮	165 馬長嬌	166 黃志強	167 黃寶珍
168 黃寶儀	169 江偉德	170 黃寶芳	171 吳錦華	172 黎澤民	173 黃志偉
174 陳翠時	175 陳翠荇	176 江浩軒	177 江曉碧	178 羅蘇	179 馬帶金
180 羅仁仔	181 羅仁輝	182 羅貴明	183 張金福	184 劉樹佬	185 布亞嬌
186 劉金勝	187 吳秀蘭	188 劉浩然	189 陳嘉傑	190 陳晞晴	191 黃平
192 劉玉雯	193 郭金喜	194 劉帶娣	195 張國明	196 劉玉卿	197 李業昌
198 羅志超	199 劉美儀	200 譚美鳳	201 劉玉蓮	202 梁樹根	203 鄭俊文
204 鄭帶喜	206 鄭亦文	207 梁金有	208 梁亞珍	209 梁冰兒	210 梁寶兒
211 梁鳳娟	212 鄭惠英	213 鄭志明	214 梁秋運	215 黃海昌	216 梁桃
217 黎帶好	218 梁如珍	219 何穎康	220 何葙廉	221 何劍宏	222 吳宇宙

223 梁永基	234 梁敏琪	235 梁耀邦	236 梁耀明	237 張翠好	238 梁金福
239 鄭永全	240 鄭路德	241 鄭庭熙	242 姜少珍	243 梁禮賢	244 梁淑儀
245 劉詠詩	246 劉顯庭	247 周鳳玲	248 黃偉	249 劉福思	250 馬淑媚
251 劉志威	252 劉翠文	253 劉振江	254 劉帶喜	255 羅際盛	256 梁蘇妹
257 劉二清	258 劉雯燕	259 劉文輝	260 羅潤輝	261 黎秀娟	262 羅紹聰
263 羅紹明	264 黃雅麗	265 張惠玲	266 羅雯清	267 羅雯儀	268 羅詠恩
269 鄭惠蓮	270 劉鳳嫻	271 鄭浩賢	272 鄭婉儀	278 謝敏怡	279 梁惠珍
280 郭志恆	281 郭就好	282 駱頌賢	289 駱頌明	290 駱頌衡	291 周少萍
292 陳翠娟	293 郭寶儀	294 郭圓圓	295 梁金好	296 駱利志	297 梁嘉麗
298 梁嘉	299 明張斯雯	300 陳惠娟	301 梁惠珍	302 劉志峰	303 葉錦碧
304 劉志龍	305 劉學民	306 劉紫琪	307 蔡月霞	307 劉祖芯	308 劉銘康
309 吳麗嬋	310 劉銘健	311 鍾粉玉	312 劉梓聰	313 李少英	314 劉凱琳
315 劉景文	316 劉廿五	317 劉冠英	318 劉景賢	319 劉景成	320 劉景明
321 劉景輝	323 劉玉珍	324 劉美福	325 鄭帶妹	326 湛錦波	327 劉潔瑩
328 湛柏廉	329 劉福喜	330 劉志華	331 劉鳳英	332 劉雪英	333 李建策
334 李梓羚	335 李梓浩	336 賴挂虹	337 劉曉君	338 劉曉恩	339 王樂群
340 王穎然	341 姜亞妹	342 劉永樂	345 劉婉偎	346 陳子聰	347 陳長華
348 譚惠賢	349 李桂清	350 劉金喜	351 冼華記	352 梁梓謙	353 劉少儀
354 劉金成	355 冼詠恒	356 同角峰	357 徐韻婷	358 何詩韻	359 麥敏琦
360 梁美琴	361 劉錦祥	362 馮志權	363 馮諾雄	364 梁力行	365 李一仁
366 李敏嘉	367 李佩恩	368 劉韻鈴	369 羅英少	370 梁綺華	371 梁志雄
372 李樂軒	373 陳華根	374 陳穎怡	375 梁斯敬	376 李盈康	377 白皓雪
378 張寶恩	379 梁漢輝	380 陳礼傑	381 陳健傑	382 梁斯詠	383 李梓諾
384 麥桂尊	385 陳進彥	386 趙冠鴻	387 蘇寶勝	388 蘇曉晴	389 梁綺芬
390 劉少明	391 郭亞芳	392 陳耀坤	393 劉金	394 鄭少芳	395 梁達文
396 梁達基	397 梁金明	398 陳帶好	399 梁傑偉	400 劉錦全	401 劉偉雄
402 鄭水妹	403 劉偉芬	404 吳銀	405 梁清明	406 張好	407 劉德
408 梁亞喜	409 梁麗妹	410 梁美惠	411 羅桃	411 劉其	412 梁九妹
413 梁亞妹	414 劉恩光	415 劉志成	416 邯惠珍	417 劉金妹	418 劉淑欄
419 何亞水	420 張如妹	421 梁向榮	422 梁向華	423 梁向威	424 向輝
425 梁亞堅	426 鄭金好	427 梁祥德	428 梁永祥	429 梁永華	430 梁永輝
431 鄭道明	432 周恩娣	433 周志德	434 周志郭	435 黃嬌	436 梁雲金
437 劉惠英	438 梁港昌	439 梁雪梅	440 梁雪英	441 梁耀波	442 劉錫黃
443 劉明波	444 張鳳英	445 張志明	446 張鳳儀	447 張志芬	448 黎少萍
449 梁潔生	450 曹素貞	451 梁智軒	452 梁潔培	453 梁潔瑩	454 梁康妮
455 黃楚雨	456 梁懿嘉	457 梁懿豐	458 梁秀霞	459 葉栢基	460 梁依琳
461 梁啟立	462 黎澤燊	463 梁俊文			

蒲台村公所主席;梁俊文[redacted]　　蒲台島工作關注組;(羅成)代行[redacted]

tpbpd

寄件者: sing law [redacted]
寄件日期: 08日04月2015年星期三 20:15
收件者: tpbpd@pland.gov.hk
主旨: 463名蒲台島村民 支持「蒲台群島分區計劃大綱草圖編號S/I-PTI/1」
附件: 島民名單.pdf

致城市規劃委員會,

463 名蒲台島村民 支持「蒲台群島分區計劃大綱草圖編號 S/I-PTI/1」, 我們支持保護島上生態環境, 支持觀鳥會意見, 將浦苔島劃作郊野公園, 堅決反對興建骨灰場或紀念公園.

463 名蒲台島聯署
附件為村民名單

(6)

聯署名單如下：

1 陳永祥	2 陳照祥	3 梁木根	4 張偉明	5 郭儀珠	6 郭儀珍
7 梁金勝	8 黃喜仔	9 郭永洪	10 周帶好	11 張展鵬	12 張志芬
13 張瑞蘭	14 梁明華	15 周伙娣	16 黃金	17 梁建偉	18 朱美玲
19 江貴華	20 江繼明	21 鄭帶福	22 郭亞玲	23 蘇偉福	24 張偉雄
25 蘇家儀	26 蘇家媚	27 家敏	28 訐旭日	29 訐庭誌	30 黃麗萍
31 羅魚佬	32 羅基	33 江亞伙	34 羅少英	35 黎鳳儀	36 梁伙喜
37 梁碧儀	38 陳劍芬	39 劉伙有	40 梁初六	41 張偉德	42 張帶喜
43 何玉蓮	44 張鳳鳴	45 張桃勝	46 郭金燕	47 梁志明	48 周婉霞
49 布德珍	50 張偉明	51 梁漢威	52 林永嵐	53 鄭少珍	54 郭金英
55 梁向芳	56 江伙妹	57 周仲文	58 郭雁影	59 郭金麗	60 周永權
61 梁金福	62 郭金鳳	63 郭家輝	66 郭家權	67 梁明基	68 黃金妹
69 羅美好	70 羅美蓮	71 郭家豪	72 郭金霞	73 梁漢華	74 劉向榮
75 鄭初五	76 張晉晞	77 張晉星	78 鄭明芳	79 布健文	80 鄭芍敏
81 鄭芍怡	83 鄭芍君	84 陳志華	85 鄭細洪	86 布健武	87 鄭浩文
88 鄭惠芬	89 楊金喜	90 鄭紅妹	91 布健生	92 郭轉娣	93 鄭帶根
94 黃做	95 鄭美英	96 黃金雄	97 羅亞仁	98 周秀英	99 周錦輝
100 羅嘉瑤	101 布德全	102 布德明	103 布德喜	104 布德輝	105 周秀芬
106 羅嘉儀	107 羅宇軒	108 羅金樹	109 周秀娟	110 羅美玉	112 羅碧雯
113 羅惠英	114 羅成	115 劉志文	116 劉錦燕	117 劉紹文	118 周志華
119 周志雄	120 周志威	121 劉景輝	122 黎翠珊	123 梁達榮	124 梁明香
125 劉亞水	126 郭亞芳	127 劉阿燕	128 劉艷華	129 劉志強	130 梁佩珊
131 劉美華	132 劉沛明	133 張葵肖	134 劉凱欣	135 劉凱伶	136 陳國明
137 陳廷鋒	138 陳健偉	139 凌子聰	140 凌子堅	141 凌子潔	142 凌穎心
143 黎玉麟	144 黎力桁	145 曾秀英	146 李振業	147 李承禧	148 林惜琴
149 陳樂恩	150 劉紹祺	151 劉紹邦	152 劉紹天	153 劉永泉	154 劉永光
156 劉蘇女	157 劉絲雅	158 劉冠邦	159 鄭少英	160 張木水	161 鄭福喜
162 鄭蘇記	163 鄭文豪	164 鄭惠蓮	165 馬長嬌	166 黃志強	167 黃寶珍
168 黃寶儀	169 江偉德	170 黃寶芳	171 吳錦華	172 黎澤民	173 黃志偉
174 陳翠時	175 陳翠荇	176 江浩軒	177 江曉碧	178 羅蘇	179 馬帶金
180 羅仁仔	181 羅仁輝	182 羅貴明	183 張金福	184 劉樹佬	185 布亞嬌
186 劉金勝	187 吳秀蘭	188 劉浩然	189 陳嘉傑	190 陳晞晴	191 黃平
192 劉玉雯	193 郭金喜	194 劉帶娣	195 張國明	196 劉玉卿	197 李業昌
198 羅志超	199 劉美儀	200 譚美鳳	201 劉玉蓮	202 梁樹根	203 鄭俊文
204 鄭帶喜	206 鄭亦文	207 梁金有	208 梁亞珍	209 梁冰兒	210 梁寶兒
211 梁鳳娟	212 鄭惠英	213 鄭志明	214 梁秋運	215 黃海昌	216 梁桃
217 黎帶好	218 梁如珍	219 何穎康	220 何葙廉	221 何劍宏	222 吳宇宙
223 梁永基	234 梁敏琪	235 梁耀邦	236 梁耀明	237 張翠好	238 梁金福

239 鄭永全 240 鄭路德 241 鄭庭熙 242 姜少珍 243 梁禮賢 244 梁淑儀
245 劉詠詩 246 劉顯庭 247 周鳳玲 248 黃偉 249 劉福思 250 馬淑媚
251 劉志威 252 劉翠文 253 劉振江 254 劉帶喜 255 羅際盛 256 梁蘇妹
257 劉二清 258 劉雯燕 259 劉文輝 260 羅潤輝 261 黎秀娟 262 羅紹聰
263 羅紹明 264 黃雅麗 265 張惠玲 266 羅雯清 267 羅雯儀 268 羅詠恩
269 鄭惠蓮 270 劉鳳斕 271 鄭浩賢 272 鄭婉儀 278 謝敏怡 279 梁惠珍
280 郭志恆 281 郭就好 282 駱頌賢 289 駱頌明 290 駱頌衡 291 周少萍
292 陳翠娟 293 郭寶儀 294 郭圓圓 295 梁金好 296 駱利志 297 梁嘉麗
298 梁嘉 299 明張斯雯 300 陳惠娟 301 梁惠珍 302 劉志峰 303 葉錦碧
304 劉志龍 305 劉學民 306 劉紫琪 307 蔡月霞 307 劉祖芯 308 劉銘康
309 吳麗嬋 310 劉銘健 311 鍾粉玉 312 劉梓聰 313 李少英 314 劉凱琳
315 劉景文 316 劉廿五 317 劉冠英 318 劉景賢 319 劉景成 320 劉景明
321 劉景輝 323 劉玉珍 324 劉美福 325 鄭帶妹 326 湛錦波 327 劉潔塋
328 湛柏廉 329 劉福喜 330 劉志華 331 劉鳳英 332 劉雪英 333 李建策
334 李梓羚 335 李梓浩 336 賴挂虹 337 劉曉君 338 劉曉恩 339 王樂群
340 王穎然 341 姜亞妹 342 劉永樂 345 劉婉偎 346 陳子聰 347 陳長華
348 譚惠賢 349 李桂清 350 劉金喜 351 冼華記 352 梁梓謙 353 劉少儀
354 劉金成 355 冼詠恒 356 同角峰 357 徐韻婷 358 何詩韻 359 麥敏琦
360 梁美琴 361 劉錦祥 362 馮志權 363 馮諾雄 364 梁力行 365 李一仁
366 李敏嘉 367 李佩恩 368 劉韻鈴 369 羅英少 370 梁綺華 371 梁志雄
372 李樂軒 373 陳華根 374 陳穎怡 375 梁斯敬 376 李盈康 377 白皓雪
378 張寶恩 379 梁漢輝 380 陳礼傑 381 陳健傑 382 梁斯詠 383 李梓諾
384 麥桂尊 385 陳進彥 386 趙冠鴻 387 蘇寶勝 388 蘇曉晴 389 梁綺芬
390 劉少明 391 郭亞芳 392 陳耀坤 393 劉金 394 鄭少芳 395 梁達文
396 梁達基 397 梁金明 398 陳帶好 399 梁傑偉 400 劉錦全 401 劉偉雄
402 鄭水妹 403 劉偉芬 404 吳銀 405 梁清明 406 張好 407 劉德
408 梁亞喜 409 梁麗妹 410 梁美惠 411 羅桃 411 劉其 412 梁九妹
413 梁亞妹 414 劉恩光 415 劉志成 416 邯惠珍 417 劉金妹 418 劉淑欄
419 何亞水 420 張如妹 421 梁向榮 422 梁向華 423 梁向威 424 向輝
425 梁亞堅 426 鄭金好 427 梁祥德 428 梁永祥 429 梁永華 430 梁永輝
431 鄭道明 432 周恩娣 433 周志德 434 周志郭 435 黃嬌 436 梁雲金
437 劉惠英 438 梁港昌 439 梁雪梅 440 梁雪英 441 梁耀波 442 劉錫黃
443 劉明波 444 張鳳英 445 張志明 446 張鳳儀 447 張志芬 448 黎少萍
449 梁潔生 450 曹素貞 451 梁智軒 452 梁潔培 453 梁潔瑩 454 梁康妮
455 黃楚雨 456 梁懿嘉 457 梁懿豐 458 梁秀霞 459 葉栢基 460 梁依琳
461 梁啟立 462 黎澤桑 463 梁俊文

以下是我們一群土生土長的蒲台島民同意上述「蒲台群島分區計劃大綱草圖編號 S/I-PTI/C」的意見。聯署名單如下：

1 陳永祥	2 陳照祥	3 梁木根	4 張偉明	5 郭儀珠	6 郭儀珍
7 梁金勝	8 黃喜仔	9 郭永洪	10 周帶好	11 張展鵬	12 張志芬
13 張瑞蘭	14 梁明華	15 周伙娣	16 黃金	17 梁建偉	18 朱美玲
19 江貴華	20 江繼明	21 鄭帶福	22 郭亞玲	23 蘇偉福	24 張偉雄
25 蘇家儀	26 蘇家媚	27 家敏	28 訐旭日	29 訐庭誌	30 黃麗萍
31 羅魚佬	32 羅基	33 江亞伙	34 羅少英	35 黎鳳儀	36 梁伙喜
37 梁碧儀	38 陳劍芬	39 劉伙有	40 梁初六	41 張偉德	42 張帶喜
43 何玉蓮	44 張鳳鳴	45 張桃勝	46 郭金燕	47 梁志明	48 周婉霞
49 布德珍	50 張偉明	51 梁漢威	52 林永嵐	53 鄭少珍	54 郭金英
55 梁向芳	56 江伙妹	57 周仲文	58 郭雁影	59 郭金麗	60 周永權
61 梁金福	62 郭金鳳	63 郭家輝	66 郭家權	67 梁明基	68 黃金妹
69 羅美好	70 羅美蓮	71 郭家豪	72 郭金霞	73 梁漢華	74 劉向榮
75 鄭初五	76 張晉晞	77 張晉星	78 鄭明芳	79 布健文	80 鄭芍敏
81 鄭芍怡	83 鄭芍君	84 陳志華	85 鄭細洪	86 布健武	87 鄭浩文
88 鄭惠芬	89 楊金喜	90 鄭紅妹	91 布健生	92 郭轉娣	93 鄭帶根
94 黃做	95 鄭美英	96 黃金雄	97 羅亞仁	98 周秀英	99 周錦輝
100 羅嘉瑤	101 布德全	102 布德明	103 布德喜	104 布德輝	105 周秀芬
106 羅嘉儀	107 羅宇軒	108 羅金樹	109 周秀娟	110 羅美玉	112 羅碧雯
113 羅惠英	114 羅成	115 劉志文	116 劉錦燕	117 劉紹文	118 周志華
119 周志雄	120 周志威	121 劉景輝	122 黎翠珊	123 梁達榮	124 梁明香
125 劉亞水	126 郭亞芳	127 劉阿燕	128 劉艷華	129 劉志強	130 梁佩珊
131 劉美華	132 劉沛明	133 張葵肖	134 劉凱欣	135 劉凱伶	136 陳國明
137 陳廷鋒	138 陳健偉	139 凌子聰	140 凌子堅	141 凌子潔	142 凌穎心
143 黎玉麟	144 黎力桁	145 曾秀英	146 李振業	147 李承禧	148 林惜琴
149 陳樂恩	150 劉紹祺	151 劉紹邦	152 劉紹天	153 劉永泉	154 劉永光
156 劉蘇女	157 劉絲雅	158 劉冠邦	159 鄭少英	160 張木水	161 鄭福喜
162 鄭蘇記	163 鄭文豪	164 鄭惠蓮	165 馬長嬌	166 黃志強	167 黃寶珍
168 黃寶儀	169 江偉德	170 黃寶芳	171 吳錦華	172 黎澤民	173 黃志偉
174 陳翠時	175 陳翠荇	176 江浩軒	177 江曉碧	178 羅蘇	179 馬帶金
180 羅仁仔	181 羅仁輝	182 羅貴明	183 張金福	184 劉樹佬	185 布亞嬌
186 劉金勝	187 吳秀蘭	188 劉浩然	189 陳嘉傑	190 陳晞晴	191 黃平
192 劉玉雯	193 郭金喜	194 劉帶娣	195 張國明	196 劉玉卿	197 李業昌
198 羅志超	199 劉美儀	200 譚美鳳	201 劉玉蓮	202 梁樹根	203 鄭俊文
204 鄭帶喜	206 鄭亦文	207 梁金有	208 梁亞珍	209 梁冰兒	210 梁寶兒
211 梁鳳娟	212 鄭惠英	213 鄭志明	214 梁秋運	215 黃海昌	216 梁桃
217 黎帶好	218 梁如珍	219 何穎康	220 何葙廉	221 何劍宏	222 吳宇宙

223 梁永基 234 梁敏琪 235 梁耀邦 236 梁耀明 237 張翠好 238 梁金福
239 鄭永全 240 鄭路德 241 鄭庭熙 242 姜少珍 243 梁禮賢 244 梁淑儀
245 劉詠詩 246 劉顯庭 247 周鳳玲 248 黃偉 249 劉福思 250 馬淑媚
251 劉志威 252 劉翠文 253 劉振江 254 劉帶喜 255 羅際盛 256 梁蘇妹
257 劉二清 258 劉雯燕 259 劉文輝 260 羅潤輝 261 黎秀娟 262 羅紹聰
263 羅紹明 264 黃雅麗 265 張惠玲 266 羅雯清 267 羅雯儀 268 羅詠恩
269 鄭惠蓮 270 劉鳳斕 271 鄭浩賢 272 鄭婉儀 278 謝敏怡 279 梁惠珍
280 郭志恆 281 郭就好 282 駱頌賢 289 駱頌明 290 駱頌衡 291 周少萍
292 陳翠娟 293 郭寶儀 294 郭圓圓 295 梁金好 296 駱利志 297 梁嘉麗
298 梁嘉 299 明張斯雯 300 陳惠娟 301 梁惠珍 302 劉志峰 303 葉錦碧
304 劉志龍 305 劉學民 306 劉紫琪 307 蔡月霞 307 劉祖芯 308 劉銘康
309 吳麗嬋 310 劉銘健 311 鍾粉玉 312 劉梓聰 313 李少英 314 劉凱琳
315 劉景文 316 劉廿五 317 劉冠英 318 劉景賢 319 劉景成 320 劉景明
321 劉景輝 323 劉玉珍 324 劉美福 325 鄭帶妹 326 湛錦波 327 劉潔塋
328 湛柏廉 329 劉福喜 330 劉志華 331 劉鳳英 332 劉雪英 333 李建策
334 李梓羚 335 李梓浩 336 賴挂虹 337 劉曉君 338 劉曉恩 339 王樂群
340 王穎然 341 姜亞妹 342 劉永樂 345 劉婉偎 346 陳子聰 347 陳長華
348 譚惠賢 349 李桂清 350 劉金喜 351 冼華記 352 梁梓謙 353 劉少儀
354 劉金成 355 冼詠恒 356 同角峰 357 徐韻婷 358 何詩韻 359 麥敏琦
360 梁美琴 361 劉錦祥 362 馮志權 363 馮諾雄 364 梁力行 365 李一仁
366 李敏嘉 367 李佩恩 368 劉韻鈴 369 羅英少 370 梁綺華 371 梁志雄
372 李樂軒 373 陳華根 374 陳穎怡 375 梁斯敬 376 李盈康 377 白皓雪
378 張寶恩 379 梁漢輝 380 陳礼傑 381 陳健傑 382 梁斯詠 383 李梓諾
384 麥桂尊 385 陳進彥 386 趙冠鴻 387 蘇寶勝 388 蘇曉晴 389 梁綺芬
390 劉少明 391 郭亞芳 392 陳耀坤 393 劉金 394 鄭少芳 395 梁達文
396 梁達基 397 梁金明 398 陳帶好 399 梁傑偉 400 劉錦全 401 劉偉雄
402 鄭水妹 403 劉偉芬 404 吳銀 405 梁清明 406 張好 407 劉德
408 梁亞喜 409 梁麗妹 410 梁美惠 411 羅桃 411 劉其 412 梁九妹
413 梁亞妹 414 劉恩光 415 劉志成 416 邶惠珍 417 劉金妹 418 劉淑欄
419 何亞水 420 張如妹 421 梁向榮 422 梁向華 423 梁向威 424 向輝
425 梁亞堅 426 鄭金好 427 梁祥德 428 梁永祥 429 梁永華 430 梁永輝
431 鄭道明 432 周恩娣 433 周志德 434 周志郭 435 黃嬌 436 梁雲金
437 劉惠英 438 梁港昌 439 梁雪梅 440 梁雪英 441 梁耀波 442 劉錫黃
443 劉明波 444 張鳳英 445 張志明 446 張鳳儀 447 張志芬 448 黎少萍
449 梁潔生 450 曹素貞 451 梁智軒 452 梁潔培 453 梁潔瑩 454 梁康妮
455 黃楚雨 456 梁懿嘉 457 梁懿豐 458 梁秀霞 459 葉栢基 460 梁依琳
461 梁啟立 462 黎澤燊 463 梁俊文

蒲台村公所主席;梁俊文:[redacted] 蒲台島工作關注組;(羅成)代行:[redacted]

tpbpd

TPB/R/S/I-PTI/1-11

寄件者: Wick Leung [redacted]
寄件日期: 27日04月2015年星期一 19:24
收件者: tpbpd@pland.gov.hk
主旨: Comments on Draft Po Toi Islands Outline Zoning Plan (No. S/I-PTI/1)
附件: TPB20150427(Po Toi Islands).pdf

Dear Sir/Madam,

Please refer to the attached document for comment.

Best Regards,

Wick LEUNG
Campaign Officer
The Conservancy Association
Unit 102, 1/F, Park Building, 476 Castle Peak Road, Kowloon, Hong Kong.
T: 27286781 !! D: 22720307 !! F: 27285538
E: wick@cahk.org.hk !! W: www.cahk.org.hk



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長春社 since 1968
The Conservancy Association
會址： 香港九龍青山道 476 號百佳大廈 1 樓 102 室
Add.: Unit 102, 1/F, Park Building, 476 Castle Peak Road, Kowloon, Hong Kong
電話 Tel.: (852)2728 6781 傳真 Fax.: (852) 2728 5538

27th April 2015

The Secretary
Town Planning Board
E-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on Draft Po Toi Islands Outline Zoning Plan (No. S/I-PTI/1)

The Conservancy Association (CA) would OBJECT to the captioned OZP.

Po Toi has a very high conservation value

Po Toi Island is unique for its location in HK and provides a resting and foraging habitat for migratory birds of East Asia-Australian Flyway. 328 bird species have been recorded at Po Toi Islands[1], with 11 species on the IUCN Red List. It requires more efforts in planning control similar to other bird hotspots such as Mai Po and Long Valley.

This ecological treasure trove also contains more than birds. The endemic Romer's Tree Frog (*Liuixalus romeri*), despite its narrow distribution, could also be spotted in various locations such as Lau Shui Hang in Po Toi Island[2]. Some rare floral species including Water Fern *Ceratopteris thalictroides*[3], listed as Wild plant under State protection (Category II), and some rare Hong Kong Cyperaceae[4] have once been discovered. Marine water between Po Toi and Beaufort Island contains various types of soft corals, gorgonians and black corals[5]. According to South West New Territories

[1] Please refer to Hong Kong Bird Watching Society http://www.hkbws.org.hk/BBS/viewthread.php?tid=23166&extra=page%3D1
[2] AFCD (2005). S.K.F. Chan, K.S. Cheung, C.Y. Ho, F.N. Lam & W.S. Tang (2005). Endemic Species Highlights - Romer's Tree Frog. Hong Kong Biodiversity.
[3] CLP Power Hong Kong Limited (2001). Ecological Impact Assessment. EIA Report on 132 KV Supply Circuit from Pui O via Chi Ma Wan Peninsula via Sea Crossing towards Cheung Chau.
[4] Shaw, J (1999). The conservation status of Cyperaceae in Hong Kong. Porcupine! 20.
[5] WWF (2012). WWF's Response to 25 Possible Reclamation Sites – Posing Threats to Important species Such as Finless Porpoise and Romer's Tree Frog.

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Development Strategy Review in 2001, Po Toi Islands had been initially confirmed the potential to be designated as Country Park. To better conserve the ecological integrity and landscape character, this suggestion should be considered in deep. To reflect both ecological and scientific value of Po Toi Islands, CA would also stick to our previous suggestion to propose Po Toi Islands as Site of Special Scientific Interest.

Ecologically important mature woodlands in the proposed V-zone and R (D) zone

A previous HKBWS study[6] once noted that the number of bird species at Fung Shui tree and woodland scrub habitats was found to be doubled of that found at bush scrub and grassland habitat (119 bird species compared to 55 bird species). These habitats can be spotted at the the proposed V-zone and R(D) zone. We opine that mature woodland in proposed V-zone and R(D) zone are very ecologically important and the current arrangement is not satisfactory.

Irrational R(D) zone threatens mature woodland

There is only a very small area of building lots and small number of inhabitants in the R(D) zone, but the zone covering 0.48 ha is unreasonably large and with no justifications (Figure 1). This would produce a false hope for redevelopment and low-rise residential development in future. CA would like to highlight that any loss of the existing mature woodland (Figure 2) and large trees would result in the loss of roosting and foraging site for migratory birds in Po Toi. The proposed R(D) zone should therefore be designated with "Conservation Area" ("CA") zone instead.

The proposed V-zone lacks justification

We remain objection in the proposed V-zone as it still covered areas with large trees. It even extends to woodland previously not included in V-zone (Figure 3).

More importantly, we are concerned about the justification of the proposed V-zone. There is no indigenous village representative from Po Toi Village over the past 10 years and even after village representative election 2015. Without the information and approval of village representative, CA has high reservation on how the small house demand is estimated to justify numbers of indigenous villagers of Po Toi Village eligible for small house application under Small House Policy. We are in extreme worries that inappropriate planning on V-zone would even attract cross-village

[6] HKBWS (2007). Preliminary Study on Bird Migration on Po Toi Island
http://www.hkbws.org.hk/web/chi/documents/report/HKBWS_Po_Toi_bird_Survey_Final_Report.pdf

application from Southern Lamma Island in future and create potential burden on Po Toi Islands. Planning Department should further clarify on this issue or no V-zone should be provided on Po Toi Islands.

Support appropriate zoning to avoid columbarium development

The suspected illegal development of columbarium in 2012 has resulted in massive areas of vegetation clearance in south-west of Po Toi. CA highlights that any attempts of "destroy first, build later" should not be tolerated as it would set an undesirable precedent in future.

Yours faithfully,

梁德明

Leung Tak Ming
Campaign Officer

Figure 1 Red line is the boundary of R(D) zone of draft OZP and areas marked with 1, 2, 3 & 4 are places of existing inhabitants

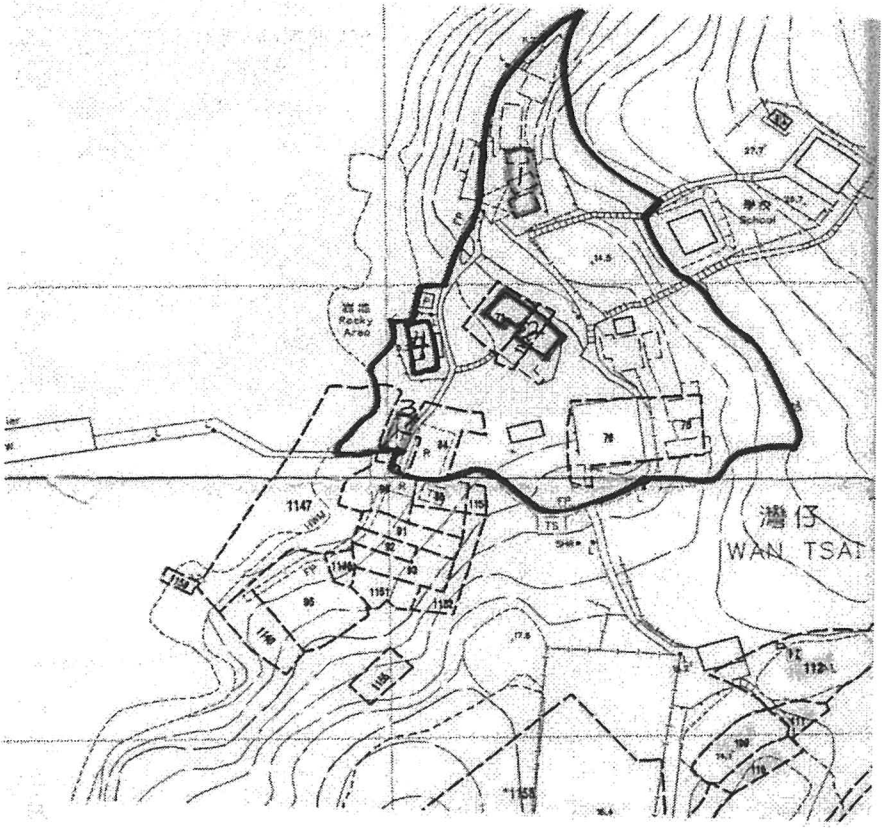
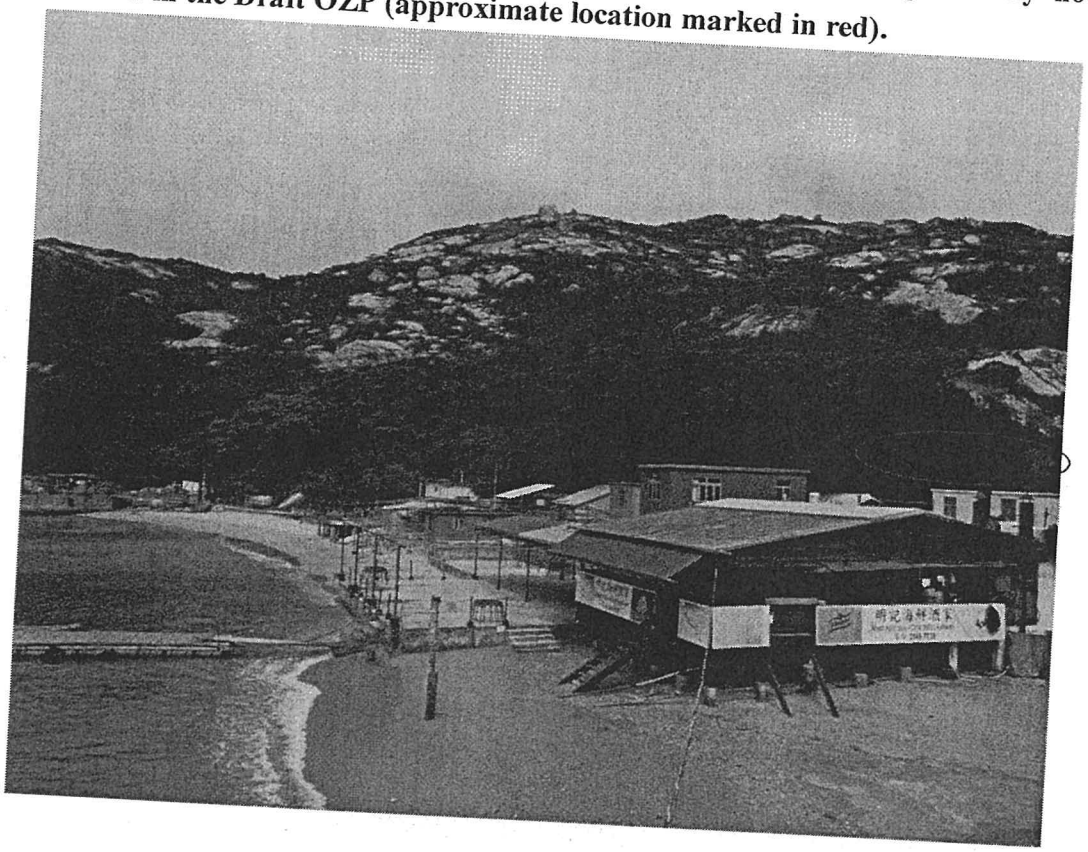


Figure 2 A mature *Ficus microcarpa* can be spotted in an abandoned house near the pier in R(D) zone . Some more large trees indeed scatter in a few abandoned houses in adjacent



Figure 3 **The proposed V-zone covers woodland which is previously not included in the Draft OZP (approximate location marked in red).**



寄件者: 香港野生雀鳥保育關注組香港野生雀鳥保育關注組 [hkwildbird.concerngroup@gmail.com]
寄件日期: 27日04月2015年星期一 16:57
收件者: 城規會
主旨: 有關「蒲台群島分區計劃大綱草圖編號S/I-PTI/1」的意見
附件: 蒲台群島分區計劃大綱草圖編號S_I-PTI_1_hkwildbirdconcerngroup.pdf

敬啟者：

附件是本關注組對「蒲台群島分區計劃大綱草圖編號S/I-PTI/1」的意見。敬請細閱。

香港野生雀鳥保育關注組召集人

王學思謹啟

2014年4月27日

香港野生雀鳥保育關注組
Hong Kong Wild Bird Conservation Concern Group
Facebook Page: http://www.facebook.com/hkwildbird.concerngroup

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香港野生雀鳥
保育關注組

香港野生雀鳥保育關注組 Hong Kong Wild Bird Conservation Concern Group
面書專頁 Facebook Page: www.facebook.com/hkwildbird.concerngroup
電郵 Email: hkwildbird.concerngroup@gmail.com

致：城市規劃委員會

【有關「蒲台群島分區計劃大綱草圖編號 S/I-PTI/1」的意見】

本關注組反對「蒲台群島分區計劃大綱草圖編號 S/I-PTI/1」以下兩土地用途地帶規劃，並希望　貴會能先將此兩地帶改為「自然保育區」，日後並希望漁農自然護理署將蒲台島劃為「具特殊科學價值地點」（Sites of Special Scientific Interest, SSSI）：

1. 位於大灣的「鄉村式發展」地帶
2. 位於灣仔的「住宅（丁類）」地帶

申述原因：此兩地帶的成熟樹林為整個蒲台島上最多陸路遷徙候鳥出現及棲息的地方。此兩地帶對整個亞洲地區陸路遷徙候鳥的重要性不單是全個蒲台地區沒有其他地方可取替，更是全港其他地方也不能取替（包括：米埔自然保保護區及大埔滘自然保保護區）。理據如下：

1. 從陸路遷徙的候鳥中有部分品種只會沿海岸線飛行，而不會飛入較內陸地方（例如：米埔及大埔滘）。蒲台島是位處香港最南端的離岸島嶼，故在蒲台島上出現並用作棲息的雀鳥品種，有為數不少均屬此等類別的候鳥，當中特別是在香港其他地方沒有記錄過的品種。

2. 根據香港觀鳥會 2012 年出版的「蒲台生態報告 Po Toi Ecological Report」（簡稱：蒲台報告）[1] 第 16 頁資料顯示，直至 2012 年 10 月 15 日止，蒲台擁有超過六成香港有記錄雀鳥品種，共 311 種。而且自 2005 年以來，蒲台島最少有 12 次「香港首次記錄－雀鳥品種」，這數字比香港任何一個地方（包括：米埔自然保護區）還要多，這證明蒲台對雀鳥的生態價值並不低於米埔自然保護區。

3. 另外，根據蒲台報告第 26 頁資料顯示，上述兩個土地用途地帶正正是蒲台島上最多香港首次記錄雀鳥或其他罕見雀鳥出現的地方（請參考附件【一】左下圖），這證明**此兩地帶對候鳥的重要性遠比蒲台其他地方更為重要**。可是現時**擬備的兩土地用途規劃用途不但不能保育這兩個重要雀鳥棲息及覓食的林區，而且更會引發被破壞的危機。**

4. 沒有了此兩地帶的成熟樹林，影響的將會是世界九大候鳥遷飛區中其中一個最大，唯一位於亞洲地區，香港位處中心位置的東亞－澳大利西亞遷飛區（East Asian – Australasian Flyway）[2]內，所有途經蒲台島的陸地遷徙候鳥，尤其以上點 (1) 所述的，那些只途經蒲台的候鳥！牠們將會失去一個在惡劣天氣時的**「重要避難所」**及長途遷徙旅程中的**「重要中途補給站」**（蒲台報告第 28 頁），這會影響牠們不能完成遷徙，**造成的會是對一個國際性候鳥遷飛區嚴重、深遠及永久性的影響。**

5. 根據香港觀鳥會討論區的資料[3]，自 2006 年有記錄以來，**蒲台島及附近水域共錄得 12 種『只在蒲台出現』的雀鳥**，這記錄與米埔自 1998 年以來的記錄看齊！而且當中所有陸鳥品種更全在上述兩個土地用途地帶被記錄到。故**再次證明蒲台對候鳥的重要性並不是香港其他地方可以代替，而且上述兩個土地用途地帶的生態價值之高，絕對擁有非常高的保育價值，亦非蒲台島上其他地方可取替，故是次規劃對遷徙候鳥的嚴重影響實在是災難性！**

最後，本關注組再次重申**反對**「蒲台群島分區計劃大綱草圖編號 S/I-PTI/1」中**擬備位於 (1) 大灣的「鄉村式發展」地帶及 (2) 位於灣仔的「住宅（丁類）」地帶的土地用途地帶規劃，並希望　貴會能將此兩地帶改為「自然保育區」，為此兩地帶提供適當的保護。日後並希望漁農自然護理署將蒲台島劃為「具特殊科學價值地點」（Sites of Special Scientific Interest, SSSI），為亞洲區遷徙候鳥（特別是陸鳥品種）提供更完善的保育。**

香港野生雀鳥保育關注組召集人

王學思謹啟

2014 年 4 月 27 日

註釋：

[1] 蒲台生態報告（香港觀鳥會 - 2012 年 10 月版）
http://www.hkbws.org.hk/web/chi/potoi/PoToi_SSSI_CP_Proposal_2012oct.pdf

[2] 全球鳥類遷飛網絡 Global Interflyway Network：
http://www.eaaflyway.net/documents/resources/globalflyway2011/eaafp-tech-01_GIN-report-sml.pdf

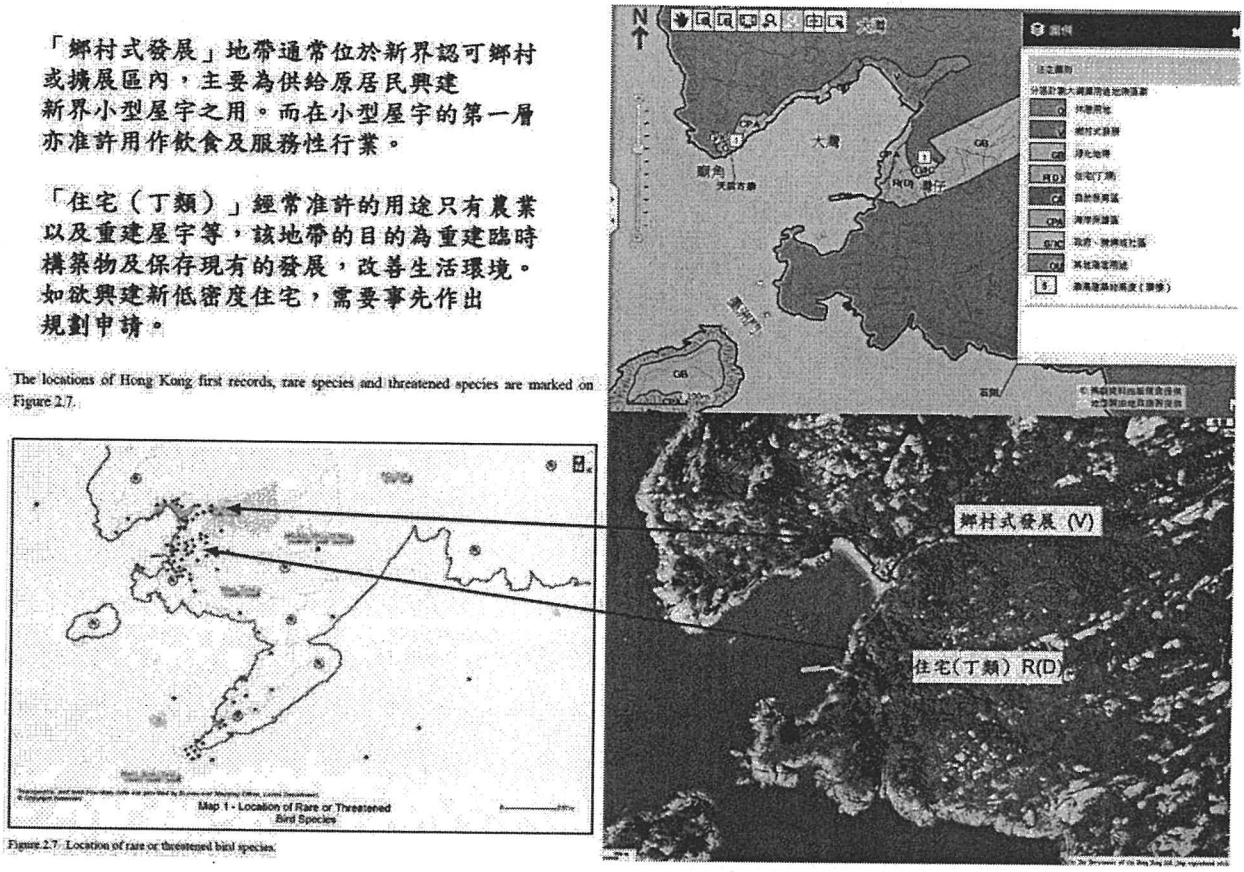
[3] 12 種『只在蒲台出現』的雀鳥（香港觀鳥會討論區，第 12 個回帖）
http://www.hkbws.org.hk/BBS/viewthread.php?tid=23166&page=1#pid69803

1. Orange-breasted Green Pigeon 橙胸綠鳩（陸鳥）
2. Brown Noddy 白頂玄燕鷗（海鳥）
3. Ruddy Kingfisher 赤翡翠（陸鳥）
4. Common Cuckoo 大杜鵑（陸鳥）
5. Hodgson's Redstart 黑喉紅尾鴝（陸鳥）
6. Masked Booby 藍臉鰹鳥（海鳥）
7. Red-throated Thrush 赤頸鶇（陸鳥）
8. Brown-backed Needletail 褐背針尾雨燕（陸鳥）
9. Whistling Green Pigeon 紅頂綠鳩（陸鳥）
10. Rosy Minivet 粉紅山椒鳥（陸鳥）
11. Crow-billed Drongo 鴉嘴卷尾（陸鳥）
12. Ijima's Leaf Warbler 飯島柳鶯（陸鳥）

附件【一】：位於大灣的「鄉村式發展」地帶及位於灣仔的「住宅（丁類）」地帶是整個蒲台島最多候鳥出現及棲息的成熟林區

「鄉村式發展」地帶通常位於新界認可鄉村或擴展區內，主要為供給原居民興建新界小型屋宇之用。而在小型屋宇的第一層亦准許用作飲食及服務性行業。

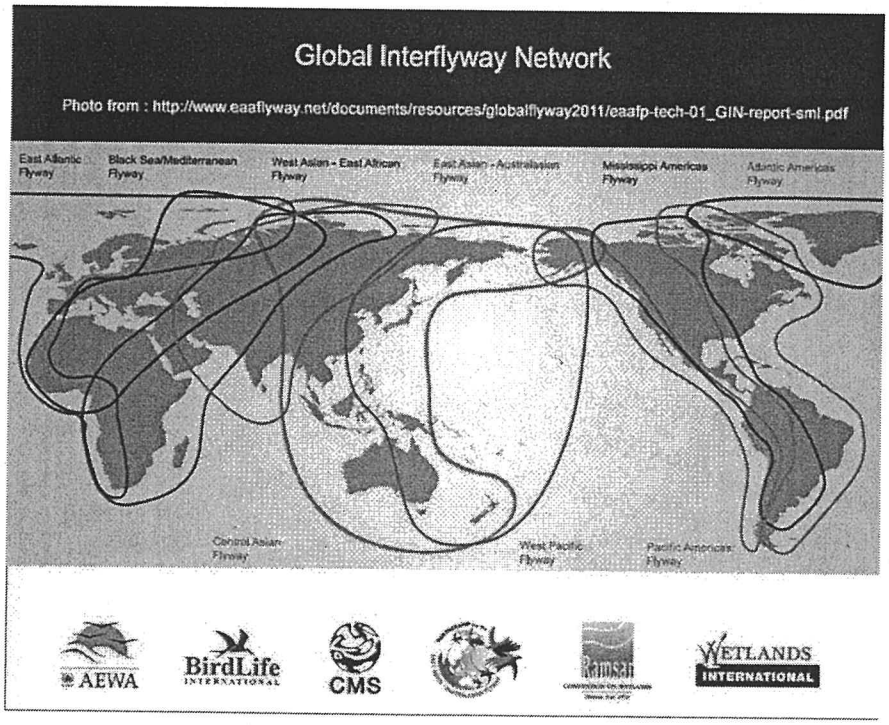
「住宅（丁類）」經常准許的用途只有農業以及重建屋宇等，該地帶的目的為重建臨時構築物及保存現有的發展，改善生活環境。如欲興建新低密度住宅，需要事先作出規劃申請。



The locations of Hong Kong first records, rare species and threatened species are marked on Figure 2.7.

Figure 2.7 Location of rare or threatened bird species.

附件【二】：世界九大候鳥遷飛區。香港位處東亞－澳大利西亞遷飛區（East Asian – Australasian Flyway，粉藍色線範圍）的中心地位



tpbpd

TPB/R/S/I-PTI/1-13

寄件者: WOO Ming Chuan [wchuan@hkbws.org.hk]
寄件日期: 27日04月2015年星期一 17:26
收件者: Town Planning Board
主旨: Comments on the Draft Po Toi Islands OZP Plan No. S/I-PTI/1
附件: Attachment1_HKBWS_PoToi_SSSI_CP_Proposal_2015(final).pdf; 20150427_HKBWS_comments_PoToiOZP(final).pdf

Dear Sir/Madam,

Attached please find our comments on the captioned plan.

Best Regards,

WOO Ming Chuan (Ms)
Conservation Officer
Hong Kong Bird Watching Society
7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

839

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

香港觀鳥會
THE HONG KONG BIRD WATCHING SOCIETY
Since 1957 成立
Incorporated with limited liability

BirdLife INTERNATIONAL PARTNER
國際鳥盟成員

By email only

17 April 2015

Dear Sir/Madam,

Comments on Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

The Hong Kong Bird Watching Society (HKBWS) would like to raise our concerns on the Draft Po Toi Islands Outline Zoning Plan (OZP). We consider that the Plan fails to provide sufficient protection to the biodiversity of the area and we would like bring your attention to the following comments and concerns:

1. **Po Toi is recognized as of high ecological importance**

   In the Notes of the OZP, the relevant Authorities already recognized Po Toi Islands "*has a rural and natural setting with scientific important and conservation value which are unique in Hong Kong*"[1]. The HKBWS has recorded 328 species of birds on Po Toi, which is an important stop-over site for migratory birds to re-fuel and rest. This number is comparable to that recorded within the protected Mai Po and Tai Po Kau Nature Reserves. Many rare and globally threatened species have been regularly found on the island, such as the Globally Vulnerable Fairy Pitta (*Pitta nympha*) and Japanese Yellow Bunting (*Emberiza sulphurata*). Po Toi is also a very unique place which many first records were only seen on Po Toi but not elsewhere in Hong Kong (data collected since 2006), including Orange-breasted Green Pigeon (*Treron bicinctus*), Hodgson's Redstart (*Phoenicurus hodgsoni*), Masked Booby (*Sula dactylatra*), Whistling Green Pigeon (*Treron formosae*), and Ijima's Leaf Warbler (*Phylloscopus ijimae*). A total of 12 species were regarded as Hong Kong first record restricted to Po Toi, and this count is the same as the number of first record discovered in Mai Po since 1998. Moreover, Po Toi supports a natural population of the Romer's Tree Frog (*Liuixalus romeri*), which is a globally endangered species endemic to Hong Kong. In view of the above, **Po Toi is rich in biodiversity and highly unique in Hong Kong, thus should be adequately protected**.

[1] Section 5.4 of the Explanatory Statement of the OZP

地址： 香港九龍荔枝角青山道532號偉基大廈7樓C室
Address: 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong
電話 Tel.No.: 2377 4387
傳真 Fax.No.: 2314 3687
電郵 E-mail.: hkbws@hkbws.org.hk

For detailed findings from our ecological surveys conducted on Po Toi, please refer to Attachment 1.

2. The mature trees and woodland are important to migratory birds

In spring, birds migrate around the coast and across the South China Sea. In autumn, they migrate around the coast. Due to the unique location of Po Toi, being on the coast and at the far-south-east of Hong Kong, it attracts a lot of migratory birds. The mature trees and woodland on the island provide foraging and roosting opportunities for these birds (Figure 1), therefore, **these habitats can be regarded as bird hot-spots**.

The importance of such habitats is also recognized in the Notes of the OZP, "*...The coastal areas of Tai Wan and Wan Tsai are covered with coastal woodland vegetation including large native mature trees within Po Toi village, mangroves and shrubland with tree clumps, which serves as a significant ecological resource to sustain the migratory birds...*"[2].

In order to safeguard all mature trees and woodland on the islands, a clause stating "*felling of trees on both private and government land shall not be undertaken without the permission from the Town Planning Board*" should be added into the Notes of the OZP.

3. Residential (Group D) zoning is not compatible with the habitats on Po Toi

The proposed Residential (Group D) (R(D)) zone is located at Wan Tsai near the pier. As mentioned in the previous section, this area is with mature trees and woodlands which are important foraging and roosting site for rare to common migratory birds. Therefore, it should be protected from any adverse ecological impact and should be zoned as "Conservation Area" (CA).

According to the Notes of the OZP, there are two planning intentions for an R(D) zone. The first one is "*for improvement and upgrading of existing temporary structures within the rural area*". From our observations on the island, there are four groups of people that live in this area (Figure 2); however, all other buildings in the R(D) zone are derelict and not lived in. Even there is a need for residents to upgrade their existing temporary structures into permanent buildings, "redevelopment of houses" is a Column 2 uses under the Notes of the CA zone.

[2] Section 7.2.2(a) of the Explanatory Statement

香港觀鳥會
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國際鳥盟成員

地址： 香港九龍荔枝角青山道532號偉基大廈7樓C室
Address: 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong
電話 Tel.No.: 2377 4387
傳真 Fax.No.: 2314 3687
電郵 E-mail.: hkbws@hkbws.org.hk

Applications can be made to the Town Planning Board and the Board will consider on a case-by-case basis. Hence, R(D) zone is not necessary for improving the existing living environment of the Wan Tsai residents.

The second planning intention of the R(D) zone is "*for low-rise, low-density residential developments*". We consider that such development is inappropriate at this location and we are concerned that such zoning will introduce developments from outside (e.g., developers). **The Board should not give false hope to anyone that this ecologically important area can be developed into a residential area**.

Furthermore, redevelopment of houses and addition/alteration/modification of existing houses are always permitted in an R(D) zone. No ecological impact assessment is required. We are concerned such development would cause felling and pruning of trees, leading to degradation of the woodland in this area and thus negatively affecting the migratory birds relying on these habitats.

Given the high conservation importance of this area as stated in Section 2 of this letter, we consider that **"conservation" should be the only planning intention of this area; thus the R(D) zone should be zoned as CA**.

4. Adverse impacts of the potential recreational development and the deficiency of the current CA zoning

Under the current statutory control of zonings under the Town Planning Board Ordinance (Cap. 131), the management and operation of the recreational facilities cannot be regulated and controlled. There are also no standards or guidelines for these kind of development. We are concerned such development would introduce more human disturbances and degrade the habitat quality on the island. Moreover, given that there are very limited electricity and water supply, and no drainage and sewerage systems on the island. Any development leading to an increase in population (residents/visitors) on the island would require additional infrastructure, which will likely to cause more destruction of habitats on the island. Therefore, development of recreational facilities with overnight accommodation would potentially threaten this crucial re-fuelling stop for migratory birds.

In Section 9.8.4 of the Explanatory Statement of the OZP, it stated that within the CA zone, "*the area near Tai Wan Public Pier, which is more accessible and consist of private lots with building entitlements, may have potential for development of*

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education and recreational facilities with overnight accommodation to allow visitors staying in the Area for a longer period of time for education/recreation activities. This can unleash the education and recreational potentials in the Area. Yet the feasibility of such development is subject to further assessments on environmental, ecological, traffic, infrastructure, sewerage, drainage, visual and landscape aspects, etc. Any development should not affect he unique natural environment within this zone". The Notes seems to promote recreational facilities in the CA area near the Tai Wan Public Pier. However, we would like to point out that there are woodlands and mature tree in this area. **We are concerned allowing such development within a CA would degrade the habitat quality within the area and severely affecting these stop-over sites for migratory birds**.

On the other hand, the planning intention of CA is *"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 from the adverse effects of development"*. Moreover, *"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"*. **We consider that the development of recreational facilities with overnight accommodation is not in line with the planning intention of the zoning, and it does not have an overriding public interest; hence, should not be promoted within the CA zone**.

Indeed, the presence of rare migratory birds, the spectacular scenery and the interesting geology features on Po Toi attracts a growing population of visitors. We do recognize there is a need for some recreational facilities, **yet conservation of habitats for migratory birds MUST come first**. Therefore, we urge the Board to **remove all clauses/statements related to the recreational development (with overnight accommodation) within the CA zone in the Notes of the OZP**, so as to avoid any false impression that such development with adverse ecological impacts to Po Toi is promoted and supported by the Board.

5. **Po Toi should be designated as a Site of Special Scientific Interest (SSSI)**

From the previous section, it is clear that the current CA zoning under the OZP does not offer sufficient protection to the Po Toi Islands, thus **we propose the islands should be zoned as SSSI which has more stringent control on**

地址： 香港九龍荔枝角青山道532號偉基大廈7樓C室
Address: 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong
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development for conservation. The planning intention of SSSI is "*to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or area of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest*". As said in the previous section, the relevant Authorities already recognize Po Toi Islands "*has a rural and natural setting with scientific important and conservation value which are unique in Hong Kong*"[3]. **We consider that Po Toi fulfills the criteria of an SSSI.** Moreover, some recreational facilities (e.g., Field Study/Education/Visitor Centre, and Nature Trail) may be permitted on application to the Town Planning Board under the SSSI zoning. Therefore, conservation, education and recreation is balanced under this zoning. For more details of our SSSI proposal, please refer to Attachment 1.

6. **Po Toi should ultimately be designated as a Country Park**

Introduction of statutory planning control alone under the Town Planning Ordinance (Cap. 131) would not be able to fully protect the sensitive environment of Po Toi Islands. The designation of Country Park is the best method in order to manage the activities on the island. Country Park offers protection to the protected habitats through active patrolling and management by the Agriculture, Fisheries and Conservation Department (AFCD) under the Country Park Ordinance (Cap. 208). Educational and recreational facilities would also be operated and managed by the AFCD. Any development within the Country Park would need approval from the Country and Marine Parks. We consider that designating Po Toi Islands as a Country Park would fully protect this important migratory bird hot-spot as well as providing some recreational facilities for visitors. **This would be a better balance between conservation, education and recreation in this ecologically sensitive area.** For more details of our Country Park designation proposal, please refer to Attachment 1.

Furthermore, Po Toi Islands were identified to have the potential to be designated as a Country Park by the Planning Department in 1993 under Interim Recommended Strategy of the South West New Territories Development Strategy Review (SWNT DSR). In 1999, AFCD commissioned The Chinese University of Hong Kong to assess the suitability of designating Po Toi Islands as a Country Park. In 2001, the Recommended Development Strategy of the SWNT DSR finally suggested that **Po Toi Islands are suitable for the designation of Country Park,**

[3] Section 5.4 of the Explanatory Statement of the OZP

地址： 香港九龍荔枝角青山道532號偉基大廈7樓C室
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傳真 Fax.No.: 2314 3687
電郵 E-mail.: hkbws@hkbws.org.hk

and AFCD initially agreed on such potential[4]. We consider that the recommendation by the Planning Department should be followed, that Po Toi Islands should be designated as Country Park.

7. Po Toi is of public interest

During the exhibition period of the Draft Po Toi Islands Development Permission Area Plan, 82 representations and 619 comments supporting the plan were received by the Town Planning Board[5], including 12 Green Groups and Concern Groups. Most of these comments are supporting the conservation of biodiversity and landscape of the Po Toi Islands and raised concerns about the suspected unauthorized developments in the area. As of 20 April 2015, there are more than 1300 "likes" on the "Support Po Toi Country Park" Facebook Page. Many members of the public showed their concern on the island and shared their views and findings on the Facebook page. Moreover, more than 6,000 people participated in the online petition initiated by the HKBWS, mainly showing their concerns on the zonings proposed in the Draft Po Toi Islands OZP and their support in designation of Po Toi Islands as Country Park. **We consider that Board should safeguard the public interest, and fully protect the rich biodiversity and uniqueness of the Po Toi Islands**.

Therefore, the HKBWS respectfully requests the Town Planning Board to consider our concerns and recommendations on the Draft Po Toi Islands OZP. In view of the above, we further request the Town Planning Board to consider incorporating these islands into the Country Park.

Thank you for your kind attention and consideration.

Yours faithfully,

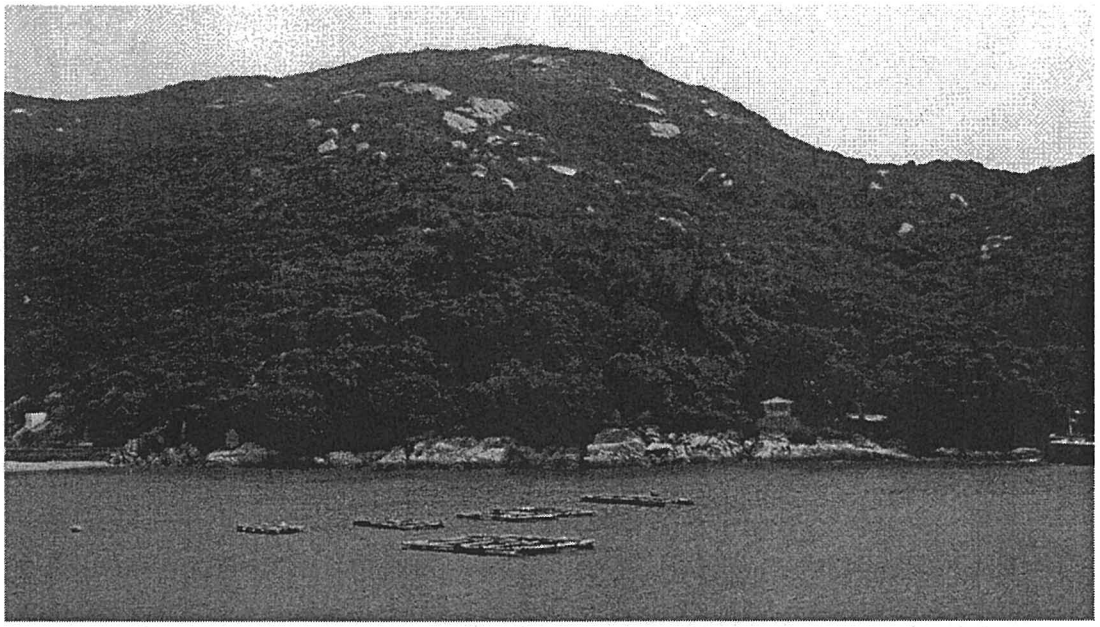
Woo Ming Chuan
Conservation Officer
Hong Kong Bird Watching Society

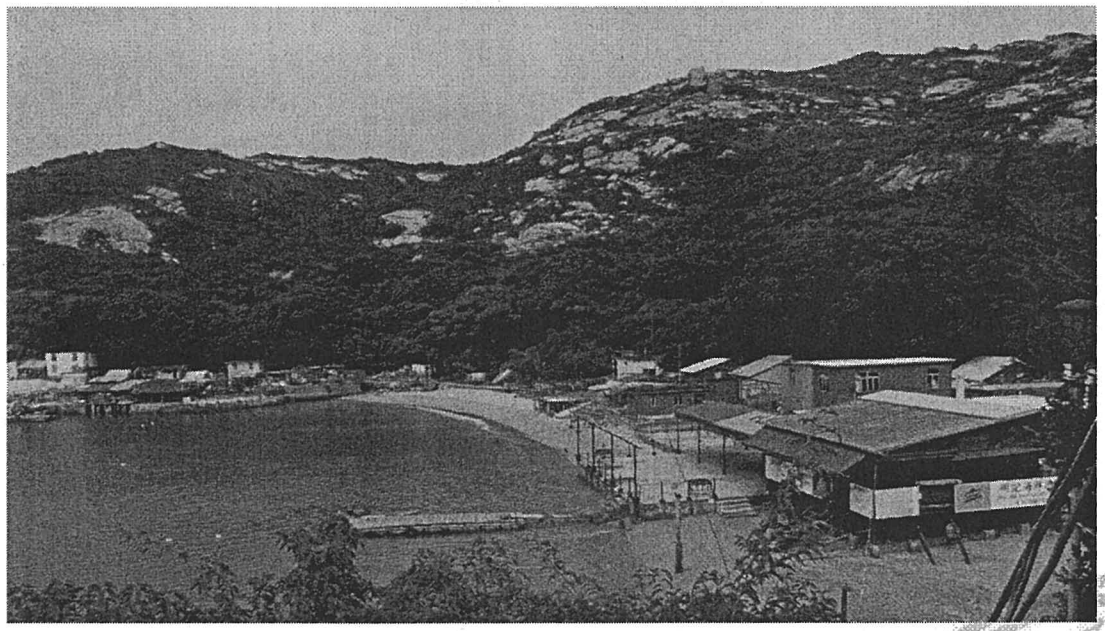
[4] Section 4.4.3.1 of the SWNT DSR
[5] Minutes of 1020th Meeting of the Town Planning Board held on 28.9.2012

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Figure 1. Mature trees and woodlands at Wan Tsai (top) and Tai Wan (bottom).





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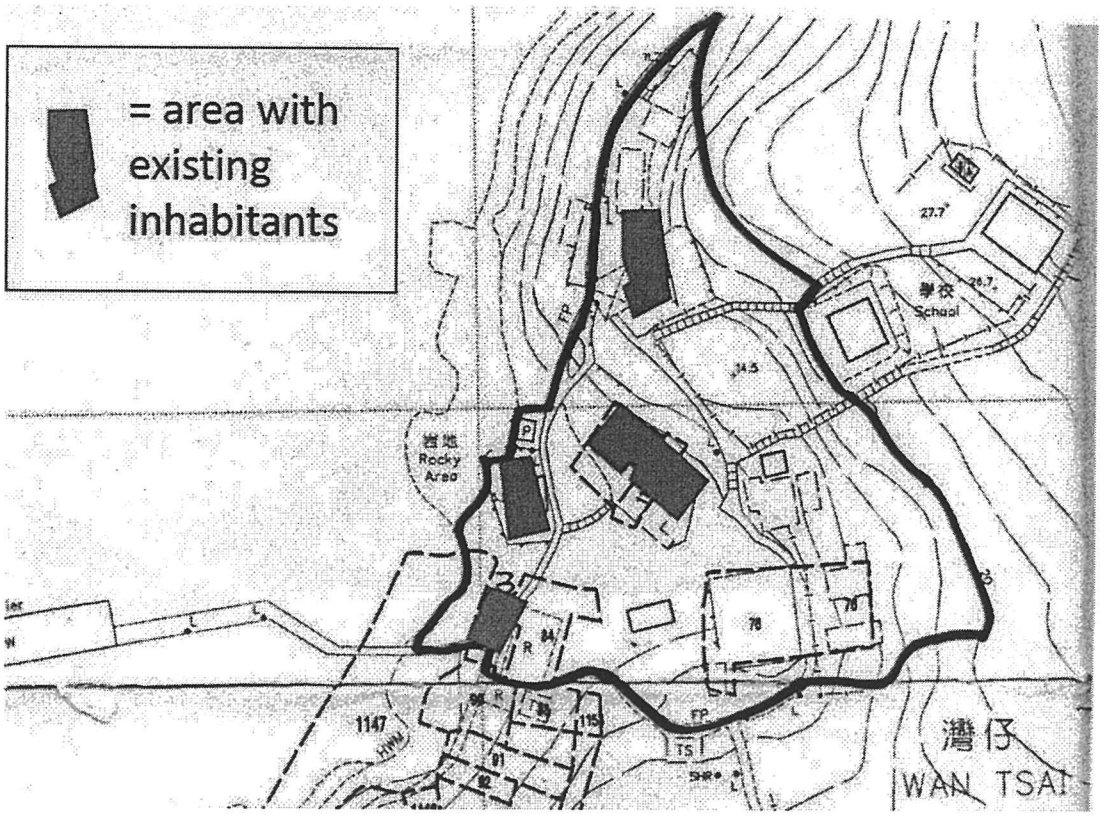
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Figure 2. Area with existing inhabitants within the R(D) zone



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自然長存

地址： 香港九龍荔枝角青山道532號偉基大廈7樓C室
Address: 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong
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傳真 Fax.No.: 2314 3687
電郵 E-mail.: hkbws@hkbws.org.hk

APPENDIX I

List of bird species recorded on Po Toi and their conservation statuses

No.	English Name	Scientific Name	Chinese Name	IUCN Red List Status	China Red Data Book	CITES	PRC Protected Animal	Convention on Migratory Species	Fellowes *et al.* (2002)*
1	Japanese Quail	*Coturnix japonica*	鵪鶉	Near Threatened					LC
2	Garganey	*Anas querquedula*	白眉鴨					Appendix II	
3	Eurasian Teal	*Anas crecca*	綠翅鴨					Appendix II	RC
4	Red-breasted Merganser	*Mergus serrator*	紅胸秋沙鴨					Appendix II	LC
5	Red-throated Loon	*Gavia stellata*	紅喉潛鳥						
6	Streaked Shearwater	*Calonectris leucomelas*	白額鷹						
7	Short-tailed Shearwater	*Puffinus tenuirostris*	短尾鷹						
8	Little Grebe	*Tachybaptus ruficollis*	小鸊鷉						LC
9	Great Crested Grebe	*Podiceps cristatus*	鳳頭鸊鷉						RC
10	White-tailed Tropicbird	*Phaethon lepturus*	白尾鵜						
11	Black Stork	*Ciconia nigra*	黑鸛		Endangered	Appendix II	I	Appendix II	RC
12	Yellow Bittern	*Ixobrychus sinensis*	黃葦鳽						LC
13	Von Schrenck's Bittern	*Ixobrychus eurhythmus*	紫背葦鳽						RC
14	Cinnamon Bittern	*Ixobrychus cinnamomeus*	栗葦鳽						LC
15	Black Bittern	*Dupetor flavicollis*	黑鳽						LC
16	Malayan Night Heron	*Gorsachius melanolophus*	黑冠鳽		Endangered				
17	Black-crowned Night Heron	*Nycticorax nycticorax*	夜鷺						LC
18	Striated Heron	*Butorides striata*	綠鷺						LC
19	Chinese Pond Heron	*Ardeola bacchus*	池鷺						RC
20	Eastern Cattle Egret	*Bubulcus coromandus*	牛背鷺						LC
21	Grey Heron	*Ardea cinerea*	蒼鷺						PRC
22	Purple Heron	*Ardea purpurea*	草鷺						RC
23	Eastern Great Egret	*Ardea modesta*	大白鷺						RC
24	Intermediate Egret	*Egretta intermedia*	中白鷺						RC
25	Little Egret	*Egretta garzetta*	小白鷺						RC
26	Pacific Reef Heron	*Egretta sacra*	岩鷺		Rare		II		LC
27	Swinhoe's Egret	*Egretta eulophotes*	黃嘴白鷺	Vulnerable	Endangered		II	Appendix I	GC
28	Lesser Frigatebird	*Fregata ariel*	白斑軍艦鳥						
29	Masked Booby	*Sula dactylatra*	藍臉鰹鳥				II		
30	Brown Booby	*Sula leucogaster*	褐鰹鳥		Vulnerable		II		
31	Great Cormorant	*Phalacrocorax carbo*	普通鸕鷀						PRC
32	Japanese Cormorant	*Phalacrocorax capillatus*	暗綠背鸕鷀		Rare				
33	Western Osprey	*Pandion haliaetus*	鶚		Rare	Appendix II	II	Appendix II	RC
34	Black Baza	*Aviceda leuphotes*	黑冠鵑隼			Appendix II	II	Appendix II	
35	Crested Honey Buzzard	*Pernis ptilorhynchus*	鳳頭蜂鷹		Vulnerable	Appendix II	II	Appendix II	LC
36	Black-winged Kite	*Elanus caeruleus*	黑翅鳶		Vulnerable	Appendix II	II	Appendix II	LC
37	Black Kite	*Milvus migrans*	黑鳶			Appendix II	II	Appendix II	RC
38	White-bellied Sea Eagle	*Haliaeetus leucogaster*	白腹海鵰		Indeterminate	Appendix II	II	Appendix II	RC
39	Crested Serpent Eagle	*Spilornis cheela*	蛇鵰		Vulnerable	Appendix II	II	Appendix II	LC
40	Eastern Marsh Harrier	*Circus spilonotus*	白腹鷐			Appendix II	II	Appendix II	LC
41	Crested Goshawk	*Accipiter trivirgatus*	鳳頭鷹		Rare	Appendix II	II	Appendix II	
42	Chinese Sparrowhawk	*Accipiter soloensis*	赤腹鷹			Appendix II	II	Appendix II	
43	Japanese Sparrowhawk	*Accipiter gularis*	日本松雀鷹			Appendix II	II	Appendix II	
44	Besra	*Accipiter virgatus*	松雀鷹			Appendix II	II	Appendix II	
45	Eurasian Sparrowhawk	*Accipiter nisus*	雀鷹			Appendix II	II	Appendix II	
46	Grey-faced Buzzard	*Butastur indicus*	灰臉鵟鷹		Rare	Appendix II	II	Appendix II	
47	Eastern Buzzard	*Buteo japonicus*	普通鵟			Appendix II	II	Appendix II	
48	Greater Spotted Eagle	*Aquila clanga*	烏雕	Vulnerable	Rare	Appendix II	II	Appendix I	GC

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49	Bonelli's Eagle	*Aquila fasciata*	白腹隼鵰		Rare	Appendix II	II	Appendix II	RC
50	Common Kestrel	*Falco tinnunculus*	紅隼			Appendix II	II	Appendix II	
51	Amur Falcon	*Falco amurensis*	阿穆爾隼			Appendix II	II	Appendix II	
52	Eurasian Hobby	*Falco subbuteo*	燕隼			Appendix II	II	Appendix II	LC
53	Peregrine Falcon	*Falco peregrinus*	遊隼			Appendix I	II	Appendix II	LC
54	Slaty-breasted Rail	*Gallirallus striatus*	灰胸秧雞						RC
55	Brown Crake	*Amaurornis akool*	紅腳苦惡鳥						LC
56	White-breasted Waterhen	*Amaurornis phoenicurus*	白胸苦惡鳥						
57	Baillon's Crake	*Porzana pusilla*	小田雞						
58	Ruddy-breasted Crake	*Porzana fusca*	紅胸田雞						LC
59	Watercock	*Gallicrex cinerea*	董雞						RC
60	Common Moorhen	*Gallinula chloropus*	黑水雞						
61	Yellow-legged Buttonquail	*Turnix tanki*	黃腳三趾鶉						
62	Barred Buttonquail	*Turnix suscitator*	棕三趾鶉		Indeterminate				
63	Black-winged Stilt	*Himantopus himantopus*	黑翅長腳鷸					Appendix II	RC
64	Grey-headed Lapwing	*Vanellus cinereus*	灰頭麥雞					Appendix II	LC
65	Pacific Golden Plover	*Pluvialis fulva*	太平洋金斑鴴					Appendix II	LC
66	Grey Plover	*Pluvialis squatarola*	灰斑鴴					Appendix II	RC
67	Little Ringed Plover	*Charadrius dubius*	金眶鴴					Appendix II	LC
68	Kentish Plover	*Charadrius alexandrinus*	環頸鴴					Appendix II	RC
69	Lesser Sand Plover	*Charadrius mongolus*	蒙古沙鴴					Appendix II	LC
70	Greater Sand Plover	*Charadrius leschenaultii*	鐵嘴沙鴴					Appendix II	RC
71	Pheasant-tailed Jacana	*Hydrophasianus chirurgus*	水雉						LC
72	Eurasian Woodcock	*Scolopax rusticola*	丘鷸					Appendix II	
73	Pintail Snipe	*Gallinago stenura*	針尾沙錐					Appendix II	
74	Common Snipe	*Gallinago gallinago*	扇尾沙錐					Appendix II	
75	Bar-tailed Godwit	*Limosa lapponica*	斑尾塍鷸					Appendix II	LC
76	Whimbrel	*Numenius phaeopus*	中杓鷸					Appendix II	LC
77	Eurasian Curlew	*Numenius arquata*	白腰杓鷸	Near Threatened				Appendix II	RC
78	Eastern Curlew	*Numenius madagascariensis*	紅腰杓鷸	Vulnerable				Appendix II	LC
79	Common Redshank	*Tringa totanus*	紅腳鷸					Appendix II	RC
80	Marsh Sandpiper	*Tringa stagnatilis*	澤鷸					Appendix II	RC
81	Common Greenshank	*Tringa nebularia*	青腳鷸					Appendix II	RC
82	Green Sandpiper	*Tringa ochropus*	白腰草鷸					Appendix II	
83	Wood Sandpiper	*Tringa glareola*	林鷸					Appendix II	LC
84	Grey-tailed Tattler	*Tringa brevipes*	灰尾漂鷸					Appendix II	LC
85	Terek Sandpiper	*Xenus cinereus*	翹嘴鷸					Appendix II	RC
86	Common Sandpiper	*Actitis hypoleucos*	磯鷸					Appendix II	
87	Ruddy Turnstone	*Arenaria interpres*	翻石鷸					Appendix II	LC
88	Great Knot	*Calidris tenuirostris*	大濱鷸	Vulnerable				Appendix II	LC
89	Red Knot	*Calidris canutus*	紅腹濱鷸					Appendix II	LC
90	Sanderling	*Calidris alba*	三趾濱鷸					Appendix II	LC
91	Red-necked Stint	*Calidris ruficollis*	紅頸濱鷸					Appendix II	LC
92	Sharp-tailed Sandpiper	*Calidris acuminata*	尖尾濱鷸					Appendix II	LC
93	Curlew Sandpiper	*Calidris ferruginea*	彎嘴濱鷸					Appendix II	RC
94	Red-necked Phalarope	*Phalaropus lobatus*	紅頸瓣蹼鷸					Appendix II	
95	Oriental Pratincole	*Glareola maldivarum*	普通燕鴴						LC
96	Black-legged Kittiwake	*Rissa tridactyla*	三趾鷗						

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97	Black-tailed Gull	*Larus crassirostris*	黑尾鷗						LC
98	Vega Gull	*Larus vegae*	織女銀鷗						
99	Caspian Gull	*Larus cachinnans*	黃腳銀鷗						LC
100	Slaty-backed Gull	*Larus schistisagus*	灰背鷗						
101	Heuglin's Gull	*Larus fuscus*	灰氏銀鷗						LC
102	Gull-billed Tern	*Gelochelidon nilotica*	鷗嘴噪鷗						
103	Caspian Tern	*Hydroprogne caspia*	紅嘴巨鷗						RC
104	Greater Crested Tern	*Thalasseus bergii*	大鳳頭燕鷗						
105	Little Tern	*Sternula albifrons*	白額燕鷗					Appendix II	LC
106	Aleutian Tern	*Onychoprion aleuticus*	白腰燕鷗						
107	Bridled Tern	*Onychoprion anaethetus*	褐翅燕鷗						LC
108	Sooty Tern	*Onychoprion fuscatus*	烏燕鷗						
109	Roseate Tern	*Sterna dougallii*	粉紅燕鷗						LC
110	Black-naped Tern	*Sterna sumatrana*	黑枕燕鷗						LC
111	Common Tern	*Sterna hirundo*	普通燕鷗						
112	Whiskered Tern	*Chlidonias hybrida*	鬚浮鷗						
113	White-winged Tern	*Chlidonias leucopterus*	白翅浮鷗						
114	Pomarine Skua	*Stercorarius pomarinus*	中賊鷗						
115	Parasitic Jaeger	*Stercorarius parasiticus*	短尾賊鷗						
116	Long-tailed Jaeger	*Stercorarius longicaudus*	長尾賊鷗						
117	Ancient Murrelet	*Synthliboramphus antiquus*	扁嘴海雀		Vulnerable				
118	Oriental Turtle Dove	*Streptopelia orientalis*	山斑鳩						
119	Red Turtle Dove	*Streptopelia tranquebarica*	火斑鳩						
120	Spotted Dove	*Spilopelia chinensis*	珠頸斑鳩						
121	Common Emerald Dove	*Chalcophaps indica*	綠翅金鳩		Vulnerable				
122	Orange-breasted Green Pigeon	*Treron bicinctus*	橙胸綠鳩		Rare		II		
123	Greater Coucal	*Centropus sinensis*	褐翅鴉鵑		Vulnerable		II		
124	Lesser Coucal	*Centropus bengalensis*	小鴉鵑		Vulnerable		II		
125	Chestnut-winged Cuckoo	*Clamator coromandus*	紅翅鳳頭鵑						
126	Asian Koel	*Eudynamys scolopaceus*	噪鵑						
127	Plaintive Cuckoo	*Cacomantis merulinus*	八聲杜鵑						
128	Square-tailed Drongo Cuckoo	*Surniculus lugubris*	烏鵑						
129	Large Hawk Cuckoo	*Hierococcyx sparverioides*	大鷹鵑						
130	Northern Hawk Cuckoo	*Hierococcyx hyperythrus*	北方鷹鵑						
131	Hodgson's Hawk Cuckoo	*Hierococcyx nisicolor*	霍氏鷹鵑						
132	Lesser Cuckoo	*Cuculus poliocephalus*	小杜鵑						
133	Indian Cuckoo	*Cuculus micropterus*	四聲杜鵑						
134	Oriental (Horsfield's) Cuckoo	*Cuculus optatus*	霍氏[中]杜鵑						
135	Common Cuckoo	*Cuculus canorus*	大杜鵑						
136	Collared Scops Owl	*Otus lettia*	領角鴞			Appendix II	II		
137	Oriental Scops Owl	*Otus sunia*	紅角鴞			Appendix II	II		
138	Eurasian Eagle Owl	*Bubo bubo*	雕鴞		Rare	Appendix II	II		RC
139	Northern Boobook	*Ninox scutulata*	鷹鴞			Appendix II	II		
140	Grey Nightjar	*Caprimulgus jotaka*	普通夜鷹						LC
141	Savanna Nightjar	*Caprimulgus affinis*	林夜鷹						
142	Himalayan Swiftlet	*Aerodramus brevirostris*	短嘴金絲燕						
143	White-throated Needletail	*Hirundapus caudacutus*	白喉針尾雨燕						
144	Silver-backed Needletail	*Hirundapus cochinchinensis*	灰喉針尾雨燕				II		

APPENDIX I

List of bird species recorded on Po Toi and their conservation statuses

No.	English Name	Scientific Name	Chinese Name	IUCN Red List Status	China Red Data Book	CITES	PRC Protected Animal	Convention on Migratory Species	Fellowes *et al.* (2002)*
145	Brown-backed Needletail	*Hirundapus giganteus*	褐背針尾雨燕						
146	Pacific Swift	*Apus pacificus*	白腰雨燕						LC
147	House Swift	*Apus nipalensis*	小白腰雨燕						
148	Oriental Dollarbird	*Eurystomus orientalis*	三寶鳥						
149	Ruddy Kingfisher	*Halcyon coromanda*	赤翡翠						
150	White-throated Kingfisher	*Halcyon smyrnensis*	白胸翡翠						LC
151	Black-capped Kingfisher	*Halcyon pileata*	藍翡翠						LC
152	Common Kingfisher	*Alcedo atthis*	普通翠鳥						
153	Blue-tailed Bee-eater	*Merops philippinus*	栗喉蜂虎						
154	Blue-throated Bee-eater	*Merops viridis*	藍喉蜂虎						
155	Eurasian Hoopoe	*Upupa epops*	戴勝						
156	Eurasian Wryneck	*Jynx torquilla*	蟻鴷						
157	Fairy Pitta	*Pitta nympha*	仙八色鶇	Vulnerable	Rare	Appendix II	II		
158	Blue-winged Pitta	*Pitta moluccensis*	藍翅八色鶇				II		
159	Black-winged Cuckooshrike	*Coracina melaschistos*	暗灰鵙鷯						
160	Swinhoe's Minivet	*Pericrocotus cantonensis*	小灰山椒鳥						LC
161	Ashy Minivet	*Pericrocotus divaricatus*	灰山椒鳥						
162	Grey-chinned Minivet	*Pericrocotus solaris*	灰喉山椒鳥						LC
163	Scarlet Minivet	*Pericrocotus speciosus*	赤紅山椒鳥						
164	Tiger Shrike	*Lanius tigrinus*	虎紋伯勞						
165	Bull-headed Shrike	*Lanius bucephalus*	牛頭伯勞						
166	Brown Shrike	*Lanius cristatus*	紅尾伯勞						
167	Long-tailed Shrike	*Lanius schach*	棕背伯勞						
168	Black-naped Oriole	*Oriolus chinensis*	黑枕黃鸝						LC
169	Black Drongo	*Dicrurus macrocercus*	黑卷尾						
170	Ashy Drongo	*Dicrurus leucophaeus*	灰卷尾						LC
171	Hair-crested Drongo	*Dicrurus hottentottus*	髮冠卷尾						
172	Black-naped Monarch	*Hypothymis azurea*	黑枕王鶲						
173	Asian Paradise-Flycatcher	*Terpsiphone paradisi*	壽帶						LC
174	Japanese Paradise-Flycatcher	*Terpsiphone atrocaudata*	紫壽帶	Near Threatened					LC
175	Red-billed Blue Magpie	*Urocissa erythrorhyncha*	紅嘴藍鵲						
176	Eurasian Magpie	*Pica pica*	喜鵲						
177	Large-billed Crow	*Corvus macrorhynchos*	大嘴烏鴉						
178	Great Tit	*Parus major*	大山雀						
179	Eurasian Skylark	*Alauda arvensis*	雲雀						
180	Oriental Skylark	*Alauda gulgula*	小雲雀						LC
181	Red-whiskered Bulbul	*Pycnonotus jocosus*	紅耳鵯						
182	Chinese Bulbul	*Pycnonotus sinensis*	白頭鵯						
183	Sooty-headed Bulbul	*Pycnonotus aurigaster*	白喉紅臀鵯						
184	Chestnut Bulbul	*Hemixos castanonotus*	栗背短腳鵯						
185	Black Bulbul	*Hypsipetes leucocephalus*	黑短腳鵯						
186	Pale Martin	*Riparia diluta*	淡色沙燕						
187	Barn Swallow	*Hirundo rustica*	家燕						
188	Asian House Martin	*Delichon dasypus*	煙腹毛腳燕						
189	Red-rumped Swallow	*Cecropis daurica*	金腰燕						
190	Asian Stubtail	*Urosphena squameiceps*	鱗頭樹鶯						
191	Manchurian Bush Warbler	*Cettia canturians*	日本樹鶯						
192	Brown-flanked Bush Warbler	*Cettia fortipes*	強腳樹鶯						

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No.	English Name	Scientific Name	Chinese Name	IUCN Red List Status	China Red Data Book	CITES	PRC Protected Animal	Convention on Migratory Species	Fellowes *et al.* (2002)*
193	Mountain Tailorbird	*Phyllergates cucullatus*	金頭縫葉鶯						
194	Dusky Warbler	*Phylloscopus fuscatus*	褐柳鶯						
195	Radde's Warbler	*Phylloscopus schwarzi*	巨嘴柳鶯						
196	Pallas's Leaf Warbler	*Phylloscopus proregulus*	黃腰柳鶯						
197	Yellow-browed Warbler	*Phylloscopus inornatus*	黃眉柳鶯						
198	Hume's Leaf Warbler	*Phylloscopus humei*	淡眉柳鶯						
199	Arctic Warbler	*Phylloscopus borealis*	極北柳鶯						
200	Japanese Warbler	*Phylloscopus xanthodryas*	日本柳鶯						
201	Two-barred Warbler	*Phylloscopus plumbeitarsus*	暗綠柳鶯						
202	Pale-legged Leaf Warbler	*Phylloscopus tenellipes*	淡腳柳鶯						
203	Eastern Crowned Warbler	*Phylloscopus coronatus*	冕柳鶯						
204	Goodson's Leaf Warbler	*Phylloscopus goodsoni*	古氏[冠紋]柳鶯						LC
205	Sulphur-breasted Warbler	*Phylloscopus ricketti*	黑眉柳鶯						
206	White-spectacled Warbler	*Seicercus affinis*	白眶鵙鶯						
207	Bianchi's Warbler	*Seicercus valentini*	比氏鵙鶯						
208	Alstom's Warbler	*Seicercus soror*	純色尾鵙鶯						
209	Chestnut-crowned Warbler	*Seicercus castaniceps*	栗頭鵙鶯						
210	Oriental Reed Warbler	*Acrocephalus orientalis*	東方大葦鶯						
211	Black-browed Reed Warbler	*Acrocephalus bistrigiceps*	黑眉葦鶯						
212	Russet Bush Warbler	*Bradypterus mandelli*	高山短翅鶯						
213	Lanceolated Warbler	*Locustella lanceolata*	矛紋蝗鶯						
214	Pallas's Grasshopper Warbler	*Locustella certhiola*	小蝗鶯						LC
215	Zitting Cisticola	*Cisticola juncidis*	棕扇尾鶯						LC
216	Golden-headed Cisticola	*Cisticola exilis*	金頭扇尾鶯						LC
217	Yellow-bellied Prinia	*Prinia flaviventris*	黃腹鷦鶯						
218	Plain Prinia	*Prinia inornata*	純色鷦鶯						
219	Common Tailorbird	*Orthotomus sutorius*	長尾縫葉鶯						
220	Pygmy Wren-Babbler	*Pnoepyga pusilla*	小鱗胸鷦鷯						LC
221	Masked Laughingthrush	*Garrulax perspicillatus*	黑臉噪鸝						
222	Chestnut-flanked White-eye	*Zosterops erythropleurus*	紅脇繡眼鳥						
223	Japanese White-eye	*Zosterops japonicus*	暗綠繡眼鳥						
224	Crested Myna	*Acridotheres cristatellus*	八哥						
225	Common Myna	*Acridotheres tristis*	家八哥						
226	Red-billed Starling	*Spodiopsar sericeus*	絲光椋鳥						GC
227	White-cheeked Starling	*Spodiopsar cineraceus*	灰椋鳥						PRC
228	Black-collared Starling	*Gracupica nigricollis*	黑領椋鳥						
229	Daurian Starling	*Agropsar sturninus*	北椋鳥						LC
230	Chestnut-cheeked Starling	*Agropsar philippensis*	紫背椋鳥						
231	White-shouldered Starling	*Sturnia sinensis*	灰背椋鳥						LC
232	Rosy Starling	*Pastor roseus*	粉紅椋鳥						
233	Common Starling	*Sturnus vulgaris*	紫翅椋鳥						LC
234	Blue Whistling Thrush	*Myophonus caeruleus*	紫嘯鶇						
235	Orange-headed Thrush	*Zoothera citrina*	橙頭地鶇						LC
236	White's Thrush	*Zoothera aurea*	虎斑地鶇						
237	Grey-backed Thrush	*Turdus hortulorum*	灰背鶇						
238	Japanese Thrush	*Turdus cardis*	烏灰鶇						
239	Common Blackbird	*Turdus merula*	烏鶇						
240	Eyebrowed Thrush	*Turdus obscurus*	白眉鶇						

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241	Pale Thrush	*Turdus pallidus*	白腹鶇						
242	Red-throated Thrush	*Turdus ruficollis*	赤頸鶇						
243	Dusky Thrush	*Turdus eunomus*	斑鶇						LC
244	Chinese Thrush	*Turdus mupinensis*	寶興歌鶇						
245	Lesser Shortwing	*Brachypteryx leucophrys*	白喉短翅鶇					Appendix II	LC
246	Japanese Robin	*Erithacus akahige*	日本歌鴝					Appendix II	
247	Bluethroat	*Luscinia svecica*	藍喉歌鴝					Appendix II	LC
248	Siberian Rubythroat	*Luscinia calliope*	紅喉歌鴝					Appendix II	
249	Siberian Blue Robin	*Luscinia cyane*	藍歌鴝					Appendix II	LC
250	Rufous-tailed Robin	*Luscinia sibilans*	紅尾歌鴝					Appendix II	
251	Red-flanked Bluetail	*Tarsiger cyanurus*	紅脇藍尾鴝					Appendix II	
252	Oriental Magpie Robin	*Copsychus saularis*	鵲鴝					Appendix II	
253	Black Redstart	*Phoenicurus ochruros*	赭紅尾鴝					Appendix II	
254	Hodgson's Redstart	*Phoenicurus hodgsoni*	黑喉紅尾鴝					Appendix II	
255	Daurian Redstart	*Phoenicurus auroreus*	北紅尾鴝					Appendix II	
256	Plumbeous Water Redstart	*Rhyacornis fuliginosa*	紅尾水鴝					Appendix II	LC
257	Siberian Stonechat	*Saxicola maurus*	黑喉石(即鳥)					Appendix II	
258	Grey Bush Chat	*Saxicola ferreus*	灰林(即鳥)					Appendix II	LC
259	Blue Rock Thrush	*Monticola solitarius*	藍磯鶇					Appendix II	
260	White-throated Rock Thrush	*Monticola gularis*	白喉磯鶇					Appendix II	
261	Brown-chested Jungle Flycatcher	*Rhinomyias brunneatus*	白喉林鶲	Vulnerable				Appendix II	
262	Grey-streaked Flycatcher	*Muscicapa griseisticta*	灰紋鶲					Appendix II	
263	Dark-sided Flycatcher	*Muscicapa sibirica*	烏鶲					Appendix II	
264	Asian Brown Flycatcher	*Muscicapa dauurica*	北灰鶲					Appendix II	
265	Brown-breasted Flycatcher	*Muscicapa muttui*	褐胸鶲					Appendix II	
266	Ferruginous Flycatcher	*Muscicapa ferruginea*	棕尾褐鶲					Appendix II	PRC
267	Yellow-rumped Flycatcher	*Ficedula zanthopygia*	白眉姬鶲					Appendix II	
268	Narcissus Flycatcher	*Ficedula narcissina*	黃眉姬鶲					Appendix II	
269	Green-backed Flycatcher	*Ficedula elisae*	綠背姬鶲					Appendix II	
270	Mugimaki Flycatcher	*Ficedula mugimaki*	鴝姬鶲					Appendix II	
271	Rufous-gorgeted Flycatcher	*Ficedula strophiata*	橙胸姬鶲					Appendix II	
272	Red-breasted Flycatcher	*Ficedula parva*	紅胸姬鶲					Appendix II	
273	Red-throated Flycatcher	*Ficedula albicilla*	紅喉姬鶲					Appendix II	
274	Blue-and-white Flycatcher	*Cyanoptila cyanomelana*	白腹姬鶲					Appendix II	
275	Zappey's Flycatcher	*Cyanoptila cumatilis*	琉璃藍鶲						
276	Verditer Flycatcher	*Eumyias thalassinus*	銅藍鶲					Appendix II	
277	Hainan Blue Flycatcher	*Cyornis hainanus*	海南藍仙鶲					Appendix II	
278	Small Niltava	*Niltava macgrigoriae*	小仙鶲					Appendix II	
279	Grey-headed Canary-Flycatcher	*Culicicapa ceylonensis*	方尾鶲					Appendix II	LC
280	Fire-breasted Flowerpecker	*Dicaeum ignipectus*	紅胸啄花鳥						
281	Scarlet-backed Flowerpecker	*Dicaeum cruentatum*	朱背啄花鳥						
282	Fork-tailed Sunbird	*Aethopyga christinae*	叉尾太陽鳥						
283	Eurasian Tree Sparrow	*Passer montanus*	樹麻雀						
284	White-rumped Munia	*Lonchura striata*	白腰文鳥						
285	Scaly-breasted Munia	*Lonchura punctulata*	斑文鳥						
286	Forest Wagtail	*Dendronanthus indicus*	山鶺鴒						
287	Eastern Yellow Wagtail	*Motacilla tschutschensis*	黃鶺鴒						
288	Grey Wagtail	*Motacilla cinerea*	灰鶺鴒						

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289	White Wagtail	*Motacilla alba*	白鶺鴒						
290	Richard's Pipit	*Anthus richardi*	理氏鵐						
291	Olive-backed Pipit	*Anthus hodgsoni*	樹鵐						
292	Pechora Pipit	*Anthus gustavi*	北鵐						LC
293	Rosy Pipit	*Anthus roseatus*	粉紅胸鵐						
294	Red-throated Pipit	*Anthus cervinus*	紅喉鵐						LC
295	Buff-bellied Pipit	*Anthus rubescens*	黃腹鵐						LC
296	Brambling	*Fringilla montifringilla*	燕雀						
297	Grey-capped Greenfinch	*Carduelis sinica*	金翅雀						LC
298	Eurasian Siskin	*Carduelis spinus*	黃雀						
299	Common Rosefinch	*Carpodacus erythrinus*	普通朱雀						LC
300	Chinese Grosbeak	*Eophona migratoria*	黑尾蠟嘴雀						LC
301	Tristram's Bunting	*Emberiza tristrami*	白眉鵐						
302	Chestnut-eared Bunting	*Emberiza fucata*	栗耳鵐						LC
303	Little Bunting	*Emberiza pusilla*	小鵐						
304	Yellow-browed Bunting	*Emberiza chrysophrys*	黃眉鵐						
305	Rustic Bunting	*Emberiza rustica*	田鵐						
306	Yellow-throated Bunting	*Emberiza elegans*	黃喉鵐						
307	Yellow-breasted Bunting	*Emberiza aureola*	黃胸鵐	Endangered				Appendix I	RC
308	Chestnut Bunting	*Emberiza rutila*	栗鵐						
309	Black-headed Bunting	*Emberiza melanocephala*	黑頭鵐						
310	Japanese Yellow Bunting	*Emberiza sulphurata*	硫磺鵐	Vulnerable					GC
311	Black-faced Bunting	*Emberiza spodocephala*	灰頭鵐						
312	Bulwer's Petrel	*Bulweria bulwerii*	褐燕鷗						
313	Varied Tit	*Poecile varius*	雜色山雀						
314	Hawfinch	*Coccothraustes coccothraustes*	锡嘴雀						
315	Hill Blue Flycatcher	*Cyornis banyumas*	山藍仙鶲						
316	Whistling Green Pigeon	*Treron formosae*	紅頂綠鳩	Near Threatened					
317	Rosy Minivet	*Pericrocotus roseus*	粉紅山椒鳥						
318	Crow-billed Drongo	*Dicrurus annectans*	鴉嘴卷尾						
319	Collared Crow	*Corvus torquatus*	白頸鴉	Near Threatened					LC
320	Swinhoe's Storm-petrel	*Oceanodroma monorhis*		Near Threatened					
321	Brown Noddy	*Anous stolidus*							
322	White-bellied Green Pigeon	*Treron sieboldii*	紅翅綠鳩						
323	Ijima's Leaf Warbler	*Phylloscopus ijimae*	飯島柳鶯	Vulnerable					
324	Greater Painted-snipe	*Rostratula benghalensis*	彩鷸						LC
325	Black-headed Gull	*Larus ridibundus*	紅嘴鷗						PRC
326	Thick-billed Warbler	*Acrocephalus aedon*	厚嘴葦鶯						
327	Black-throated Tit	*Aegithalos concinnus*	紅頭長尾山雀						
328	Grey Treepie	*Dendrocitta formosae*	灰樹鵲						LC

* Fellow, J. R. et al. (2002). Wild animals to watch: terrestrial and freshwater fauna of conservation concern in Hong Kong. In Hodgkiss, I.J. (ed.). Memoirs of the Hong Kong Natural History Society, No. 19, Hong Kong. pp.123-159.

LC = Local Concern

RC = Regional Concern

PRC = Potential Regional Concern

PGC = Potential Global Concern

GC = Global Concern

Proposal for a Site of Special Scientific Interest and Support for Country Park Designation on Po Toi Islands



The Hong Kong Bird Watching Society

Third Edition April 2015

Executive Summary

Proposal for Country Park Designation on Po Toi Islands

1. The Hong Kong Bird Watching Society (HKBWS), founded in 1957, is an approved Charitable Institution of Public Character. It is the leading authority on bird research and conservation in Hong Kong. HKBWS has collected, reviewed and published records on birds for more than half a century, providing essential information for conservation of habitats and scientific research.

2. This document affirms the high ecological value and special scientific interest outlined in the Explanatory Statement of the Po Toi Islands Outline Zoning Plan (OZP), and requests the Town Planning Board, the Chief Executive of the Hong Kong Special Administrative Region, the Country and Marine Parks Board (CMPB) and Agriculture, Fisheries and Conservation Department (AFCD to designate Po Toi Islands as Country Park (or Special Area) according to the suggestion of the South West New Territories Development Strategy Review (SWNT DSR) in 2001.

3. Po Toi Islands are the southern-most outlying islands in Hong Kong. Owing to its special geographical location, the lack of disturbance and quality of habitats on the island, Po Toi is a crucial refuelling stop for migratory birds that is of international importance and of special scientific value for the study of bird migration in Hong Kong and the East Asian-Australasian Flyway.

4. Three hundred and twenty-eight species of birds have been recorded on Po Toi and its nearby waters, which is over 60% of the total number of Hong Kong. This includes many rare and globally threatened species. This number of species is comparable to Mai Po and well in excess of Long Valley or Tai Po Kau.

5. Research data shows that Tai Wan, Wan Tsai (near the pier) and Ngong Chong of Po Toi are of high ecological value as they provide essential habitats for migratory birds and many of them are of conservation importance. Special attention should be paid to these areas as they are in proximity to the existing inhabited areas.

6. This area also supports a natural population of the endemic and endangered Romer's Tree Frog (*Liuixalus romeri*), Burmese Python (*Python molurus bivittatus*), Tree Gecko (*Hemiphyllodactylus* sp.) and a variety of butterfly species.

7. The waters around Po Toi are of conservation importance. Finless Porpoises (*Neophocaena phocaenoides*) frequent waters in the area. Waglan Island has a breeding colony of terns. The unspoilt natural setting contributes to the landscape and ecological value of the area.

8. Po Toi is a popular location for holiday visitors. Recreational activities such as hiking, fishing, bird-watching and wildlife photography are attracting large and growing numbers of visitors to the island. There are also special cultural activities on Po Toi, which include Chinese Opera and dragon-boat racing during Festival (太平清醮) and sea-weed collecting. The designation of Country Park would benefit local residents as well as visitors, by provision of infrastructure and utilities for the island.

9. Unauthorized activities in the past have damaged the landscape and ecological value of the area. Full protection of Po Toi is needed to protect its scientific and conservation value from incompatible developments. The designation of a Site of Special Scientific Interest (SSSI) would provide essential protection as developments as designated projects would require an environmental permit.

10. The introduction of planning control alone would not be able to fully protect the environment of Po Toi and other islands. The designation of Country Park is the best method in order to manage the activities on the island. Members and the Country and Marine Parks Board and Agriculture, Fisheries and Conservation Department are therefore request to designate Po Toi Islands as Country Park.

11. The conservation of the landscape and ecological value of Po Toi Islands is supported by Green Groups, visitors and also many residents.

12. The above proposal is an important step towards the targets of the Convention on Biological Diversity and is in line with the Chief Executive's Policy Platform for environment protection and conservation.

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Appendix

APPENDIX 1 List of bird species recorded on Po Toi and their Conservation statuses

1. Ecological Baseline Information of Po Toi (Terrestrial Ecology)

1.1. Description of the study area

On 2 March 2012, The Town Planning Board gazetted the Draft Po Toi Islands Development Permission Area (DPA) Plan No. DPA/I-PTI/1. According to the explanatory statement, the general planning intention of the plan is "*to protect the rural and natural landscape of the area with **scientific importance and high conservation value** from encroachment by unauthorised development and from undesirable change of use. Due consideration should be given to the conservation of the ecologically and environmentally sensitive areas, such as Po Toi, when development in or near the Area is proposed*"[1].

On 27 February 2015, the Po Toi Islands DPA Plan was replaced by the Draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1. Conservation zonings, including "Conservation Area" (CA), "Coastal Protection Area" (CPA) and "Green Belt" (GB), were designated in the OZP; however, "Site of Special Scientific Interest" (SSSI) was not considered. The research findings of this paper from HKBWS is to provide evidence supporting the scientific importance and high conservation value of the area, and to justify the need of a more stringent zoning (i.e., SSSI, ultimately Country Park) in order to adequately protect the ecologically sensitive habitats on Po Toi Islands.

The South West New Territories Development Strategy Review (SWNT DSR) in 2001[2] has recommended the designation of Country Park (**Figure 1.1**) on the Po Toi Islands which Agriculture, Fisheries and Conservation Department (AFCD) has "*initially confirmed the potential*"[3]. Findings of this proposal suggest that the recommendation of Country Park designation should be put forward.

[1] 7.2 of the Explanatory Statement of Draft Po Toi Islands Development Permission Area Plan (DPA/I-PTI/1)
[2] http://www.pland.gov.hk/pland_en/p_study/comp_s/swnt/final-report/final-report.htm
[3] 4.4.3.1 of the final report of South West New Territories Development Strategy Review.

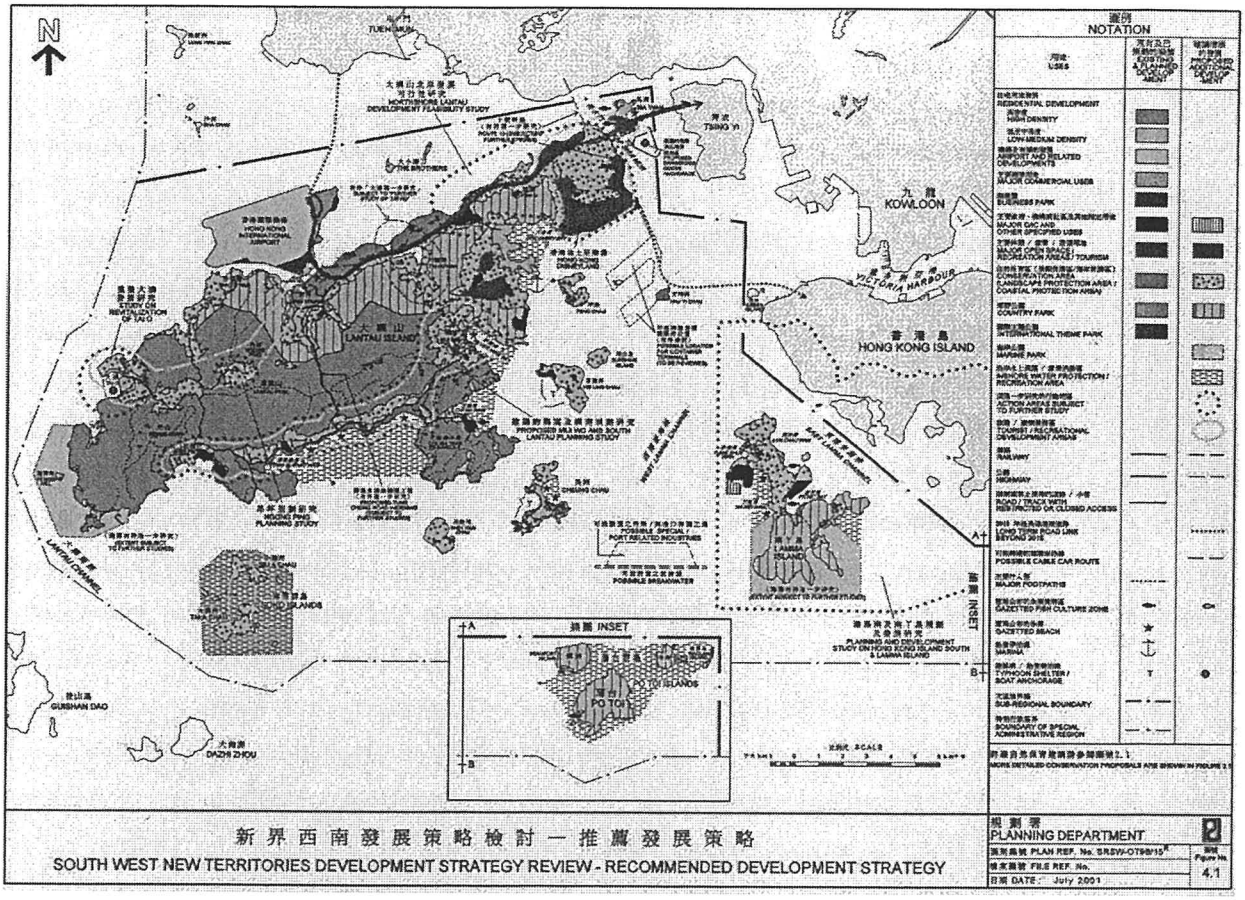


Figure 1.1 Po Toi has been recommended as Country Park in the 2001 SWNT DSR

1.2 Literature review

AFCD commissioned HKBWS to produce a 'Preliminary Study of Bird Migration on Po Toi Island – Spring 2007'[4] and this report has been published. The study has continued every year in spring and autumn up to date and provides a wealth of data on migrant birds on Po Toi.

HKBWS has also commenced a study of bird migration on Po Toi which started in January 2006 and is still continuing. In the period 2006-2013, the researcher has spent a total of 803 days on Po Toi, 65% of which were in the key migration seasons of March to May and September to November.

Other publications such as the following have been reviewed:
- The Hong Kong Bird Reports by the Hong Kong Bird Watching Society;
- The Avifauna of Hong Kong by Carey *et al.* (2001)[5]

1.3 Results

1.3.1 Habitat Diversity on Po Toi

Habitats on Po Toi were recorded by on-site observation and aerial photographs. They are listed in **Table 1.1**

Table 1.1 Habitats on Po Toi

Habitat	Location	Description
Grassland/Shrubland Mosaic	Covering most of the island	Largely natural Grassland and Shrubland. Succession maybe limited by climate (windy), water availability and hillfires.
Secondary Forest	Southwest proportion of the island, found behind Tai Wan, Wan Tsai, around Po Toi School and Mo's Old House.	Largely natural Secondary Forest with large *Fung Shui* Trees such as *Ficus microcarpa* and fruit trees such as *Dimocarpus longan*.

[4] Anon, 2007, Preliminary Study on Bird Migration on Po Toi Island (Spring 2007). Report by the Hong Kong Bird Watching Society to the Agriculture, Fisheries and Conservation Department, Hong Kong Special Administrative Region Government.
[5] G.J. Carey, M.L. Chalmers, D.A. Diskin, P.R. Kennerley, P.J. Leader, M.R. Leven, R.W. Lewthwaite, M.S. Melville, M. Turnbull, L. Young, 2001, The Avifauna of Hong Kong, Hong Kong Bird Watching Society.

Abandoned Farmland	Patches are found at the south of Wan Tsai.	Seasonally wet abandoned farmland, which may have been used for rice cultivation in the past. Affected by recent vegetation clearance and construction of concrete slabs.
Orchard/Active Farmland	Small patches are found at Wan Tsai.	Small sized farmland and orchard comprising of mostly banana trees.
Permanent Stream	One is identified behind Tai Wan.	Natural, permanent stream connecting to the sea.
Seasonal Streams	Scattered over valleys of the island such as at Wan Tsai and Lau Shui Hang.	Seasonal streams surrounded by secondary forest/shrubland.
Rocky shores	Along most coastlines of the island.	Natural and exposed Rocky shore with limited vegetation.
Sandy Shore	One is found at Tai Wan.	Sheltered sandy shore nearby developed areas.
Coastal Lagoon / intertidal wetland	One is found at Tai Wan.	Shallow (<0.5m) lagoon Served by permanent stream and affected by tidal water. Mangroves are found on the southward side.
Developed area	A recognized village at Tai Wan. Houses are found along the coast from Tai Wan up to the Tin Hau Temple. Scattered houses are found near the pier at Wan Tsai.	Developed area with houses, mostly 1-2 storeys. Some demolished houses are overgrown with vegetation, including large trees of particular ecological significance.

1.3.2 Avifauna

328 species of avifauna has been recorded on Po Toi. Evaluation of their conservation importance has been carried out according to the following lists which are adopted in Environmental Impact Assessment Ordinance (EIAO):

- International Union for Conservation of Nature (IUCN) Red Data List;
- The China Red Data Book;
- List of Protected Animals in People's Republic of China;
- Fellowes *et al.* (2002). Wild animals to watch: terrestrial and freshwater fauna of conservation concern in Hong Kong.

The following lists have also been included as additional assessments of their conservation importance:

- Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) appendices I and II
- The Convention on Migratory Species (CMS) appendices I and II

At least 140 species are considered as having conservation importance according to the assessment methods adopted under EIAO. If the CITES appendices and CMS appendices are also considered, at least 172 species of birds species recorded on Po Toi are of conservation importance. The list of birds recorded on Po Toi and their conservation statuses can be found in **APPENDIX 1.**

Detailed information on avifauna is highlighted in Section 3 of this paper.

1.3.3 Amphibians and Reptiles

The diversity of amphibians and reptiles are subject to detailed surveys and literature reviews.

At least three species of conservation importance, the Globally Endangered[6] Romer's Tree Frog (*Liuixalus romeri*), the Globally Vulnerable and Nationally Critically Endangered[7] Burmese Python (*Python molurus bivittatus*) and the Tree Gecko (*Hemiphyllodactylus* sp.) of Regional Concern[8] are observed regularly on the island. The locations of these species observed are indicated in **Figure 1.2**. Habitat improvement measures have been carried out by the AFCD to improve the breeding success of Romer's Tree Frog. More information of the distribution of this species on the island may be provided by AFCD and other non-government organisations.

Po Toi is especially important for Romer's Tree Frog as this species is endemic to Hong Kong and occurs naturally on Po Toi, Lamma, and formerly on Chek Lap Kok (before its habitat was destroyed to make way for Hong Kong International Airport. While this species has been successfully translocated into a number of sites in Hong Kong it is essential to main the health of the population where it naturally occurs.

[6] IUCN (2013). IUCN Red List of Threatened Species. Version 2013.1
[7] Zheng, G. M. and Wang, Q. S. (1998).
[8] Fellowes *et al.* (2002)

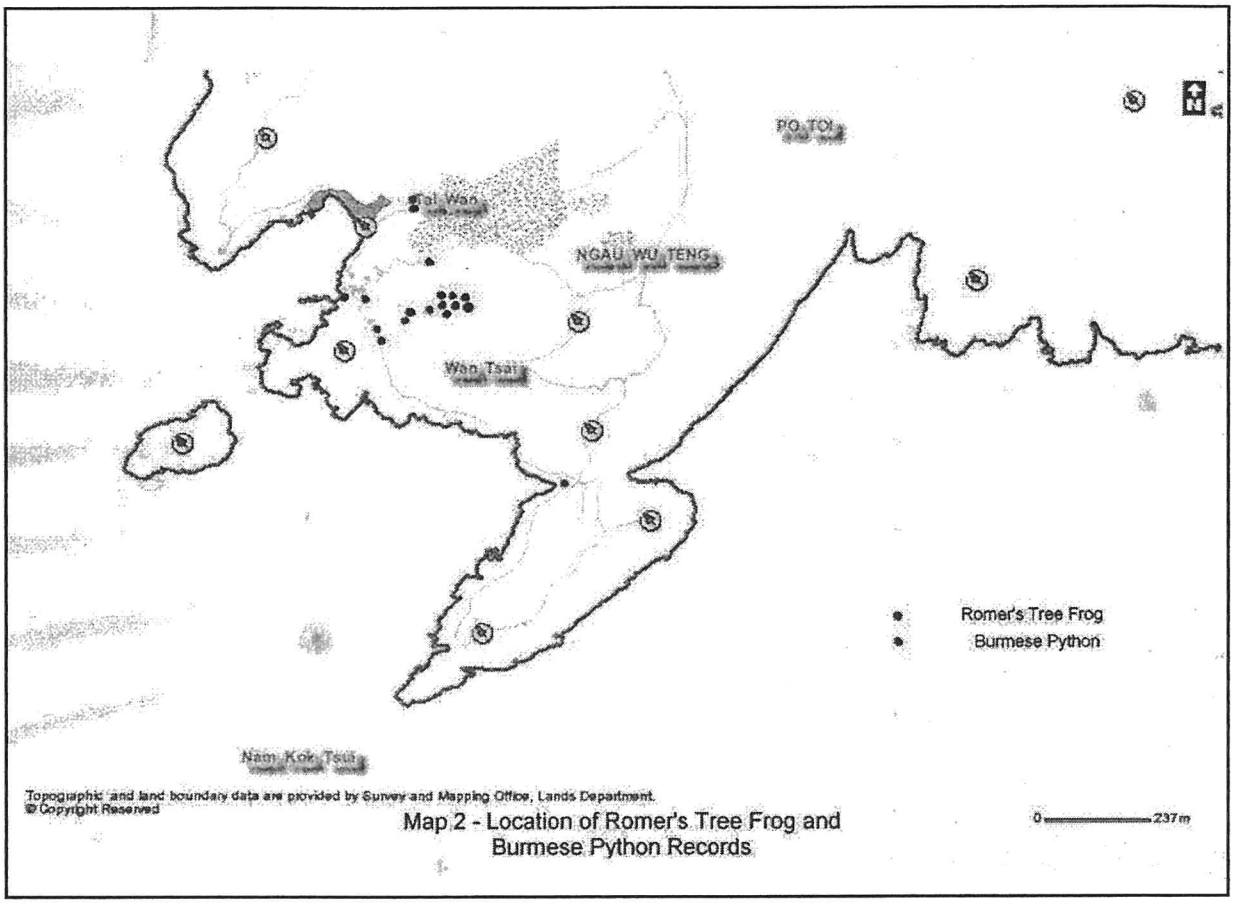


Figure 1.2 Location of Romer's Tree Frog (*Liuixalus romeri*) and Burmese Python (*Python molurus bivittatus*) observed by HKBWS.

1.3.4 Mammals

The diversity of mammals is subject to detailed surveys and literature reviews. Three mammal species are noted by the HKBWS, namely Wild boar (*Sus scrofa*), Musk Shrew (*Suncus murinus*) and bat species Japanese Pipistrelle (*Pipistrellus abramus*)[9].

1.3.5 Insects

The diversity of insects is subject to detailed surveys and literature reviews. Forget-me-not (*Catochrysops strabo strabo*), a very rare[10] butterfly species in Hong Kong, is regularly observed on Po Toi. So far, 92 species of butterflies have been recorded at Po Toi[11].

[9] Gary Ades, pers com.
[10] Chan, A., Cheung, J., Sze, P., Wong, A., Wong, E. and Yau, E. 2011. A Review of the Local Restrictedness of Hong Kong Butterflies. *Hong Kong Biodiversity* 21: 1-12.
[11] Casual records made by Green Power and Hong Kong Lepidopterists' Society in 2012 – 2014.

1.4 Conclusion

Assessments using different criteria conclude that Po Toi has a high ecological value. This is due to the diversity of habitats found on the island together with its special geographical location. Many species of conservation interest including the globally endangered Romer's Tree Frog which is endemic to Hong Kong and threatened avifauna such as the globally vulnerable Swinhoe's Egret and Japanese Yellow Bunting are regular visitors to Po Toi. Po Toi is therefore a globally important site for biodiversity conservation.

Landscape changes, unfavourable change of land use and loss of habitats would impose significant impact on the island. These should be strictly controlled and planned with regard to maintaining the conservation value of Po Toi.

Management of important habitats would be beneficial in terms of maintaining and improving habitat quality, as well as preventing unfavourable activities (e.g. illegal collection and vegetation removal).

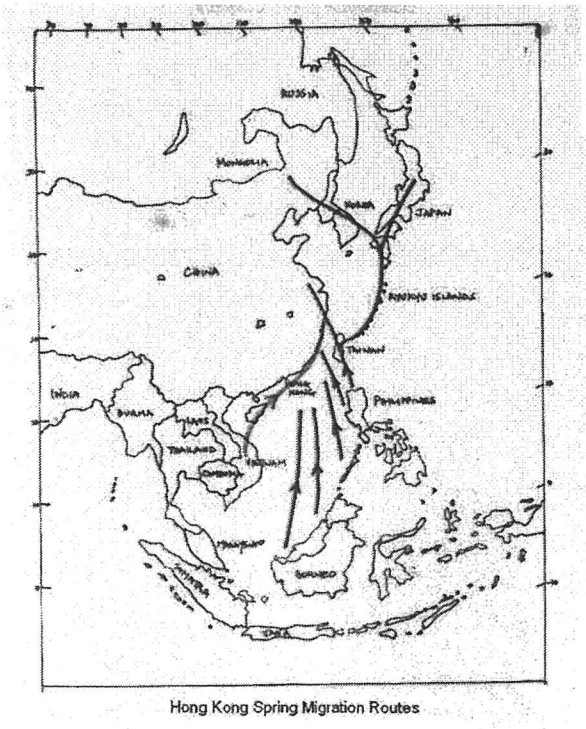
2. Po Toi's scientific value and conservation with special regard to migratory birds

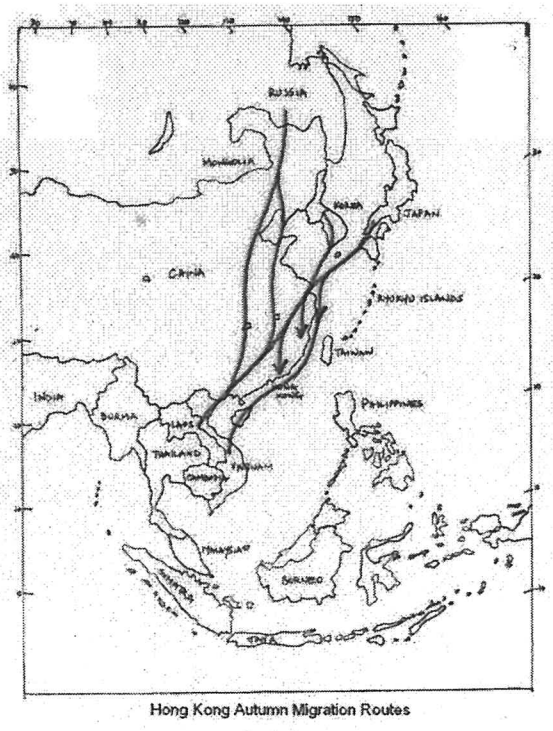
Po Toi Island is the prime site in Hong Kong for observing migratory land birds and seabirds – the equivalent of what Mai Po is for water birds and shore birds and Tai Po Kau for forest birds. However, this has only become known since easier access started in 2005. Po Toi Island had no statutory protection in the Hong Kong planning system until the Town Planning Board gazetted the Draft Po Toi Islands Development Permission Area Plan on 2 March 2012.

The reason why Po Toi is a magnet for migratory birds lies in its location as an island in the far south-east corner of Hong Kong out into the South China Sea, together with the favourable habitat for migrant birds to rest and refuel created around the old centres of population on the island.

2.1 Migratory Land Birds

Twice each year many millions of land birds migrate between the tropical areas of east Asia below latitude 20°N (Thailand, Laos, Vietnam, Cambodia, Malaysia, Borneo and the Philippines) where they winter, and the northern areas above latitude 35°N (Japan, Korea, north and northeast China and Far East Russia) where they breed; in spring moving north and in autumn moving south. Their main migration routes in spring and autumn are shown in **Figures 2.1 and 2.2** respectively.





Figures 2.1 (Right) & 2.2 (Left) Landbirds Migration in spring and autumn in south China coastal areas.

Land birds migrate in spring from the south either around the coast or across the South China Sea and in autumn from the north around the coast. Po Toi lies directly on their migration routes as shown in **Figures 2.3 and 2.4**.

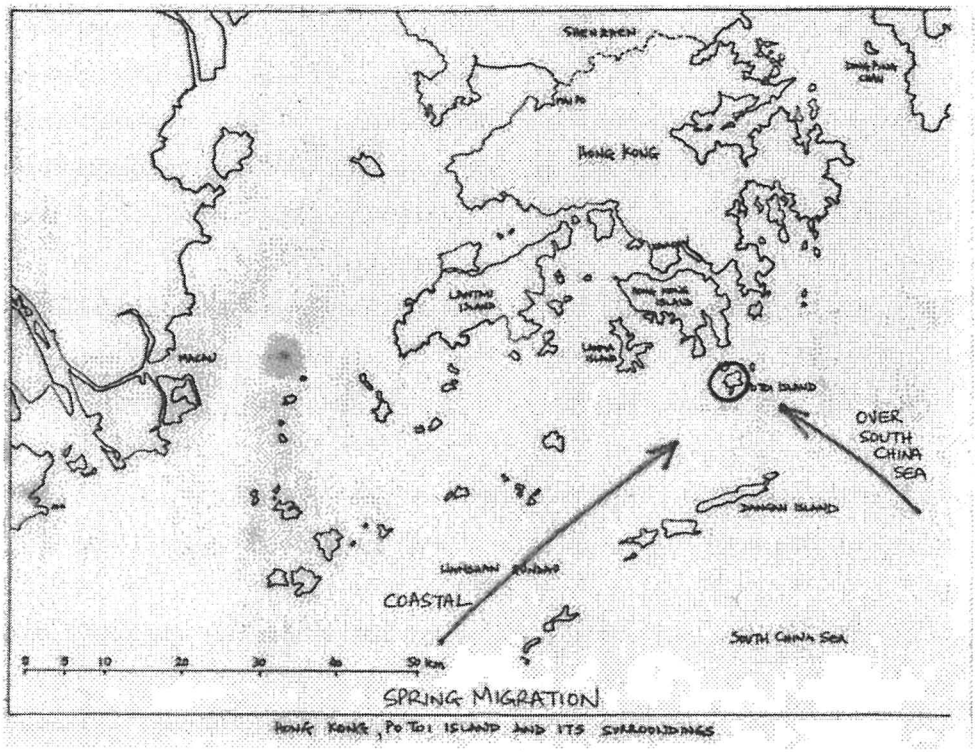


Figure 2.3 Spring migration route through the area of Po Toi

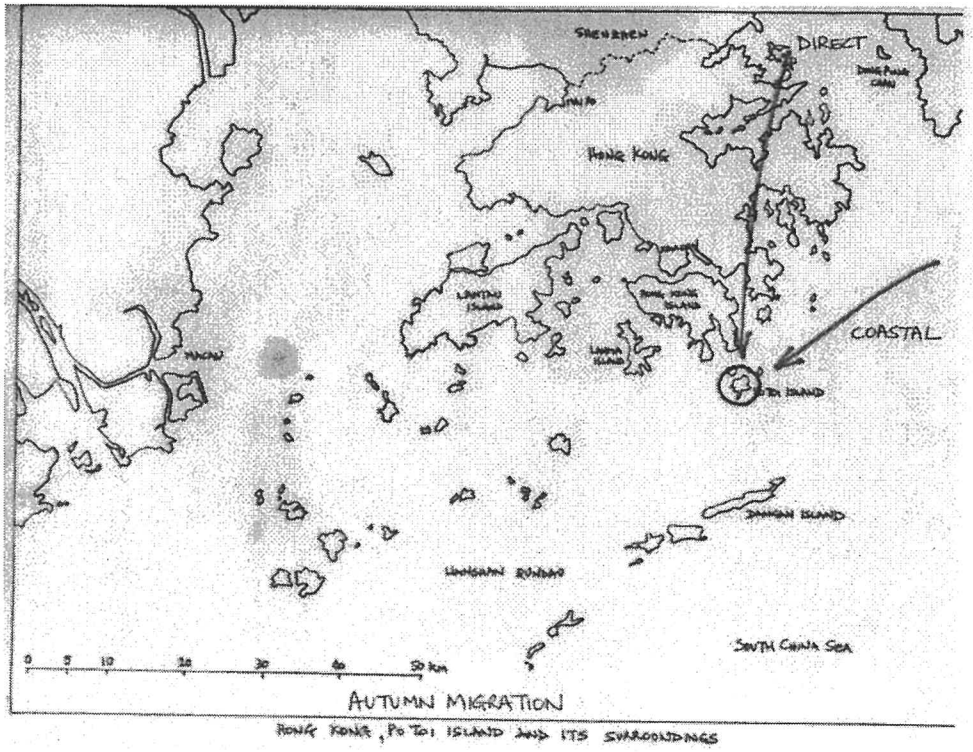


Figure 2.4 Autumn migration routes through the area of Po Toi

2.2 Migratory Seabirds

The southern-most point of Po Toi, Nam Kok Tsui, is the best location in Hong Kong to see migrating seabirds.

Tens of thousands of seabirds migrate through the South China Sea from wintering grounds in the tropics to breeding grounds off East China, Korea and Japan, in spring moving north and in autumn returning south. Their migration routes in the South China Sea and the Pearl River Delta region are shown in **Figures 2.5 and 2.6**.

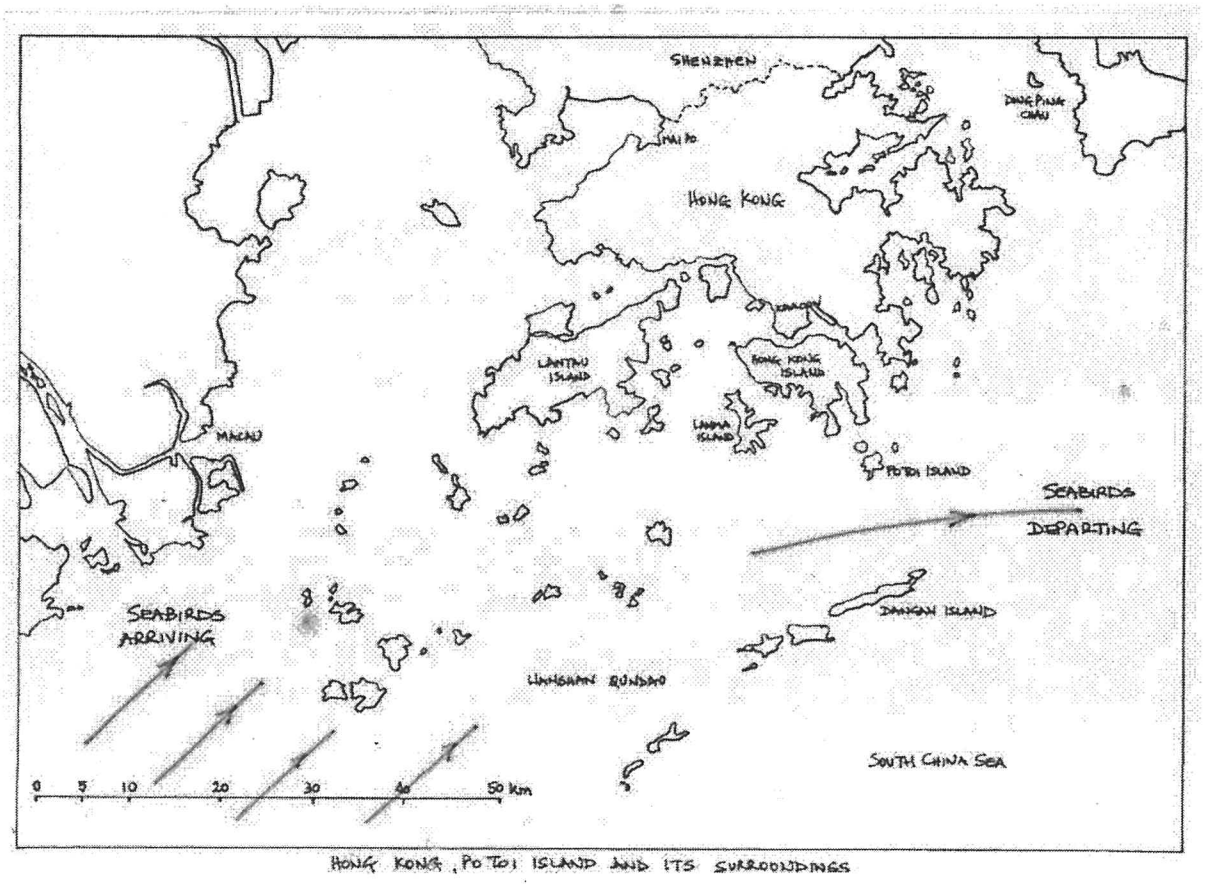


Figure 2.5 Seabird Migration in the South China Sea and Pearl River Delta

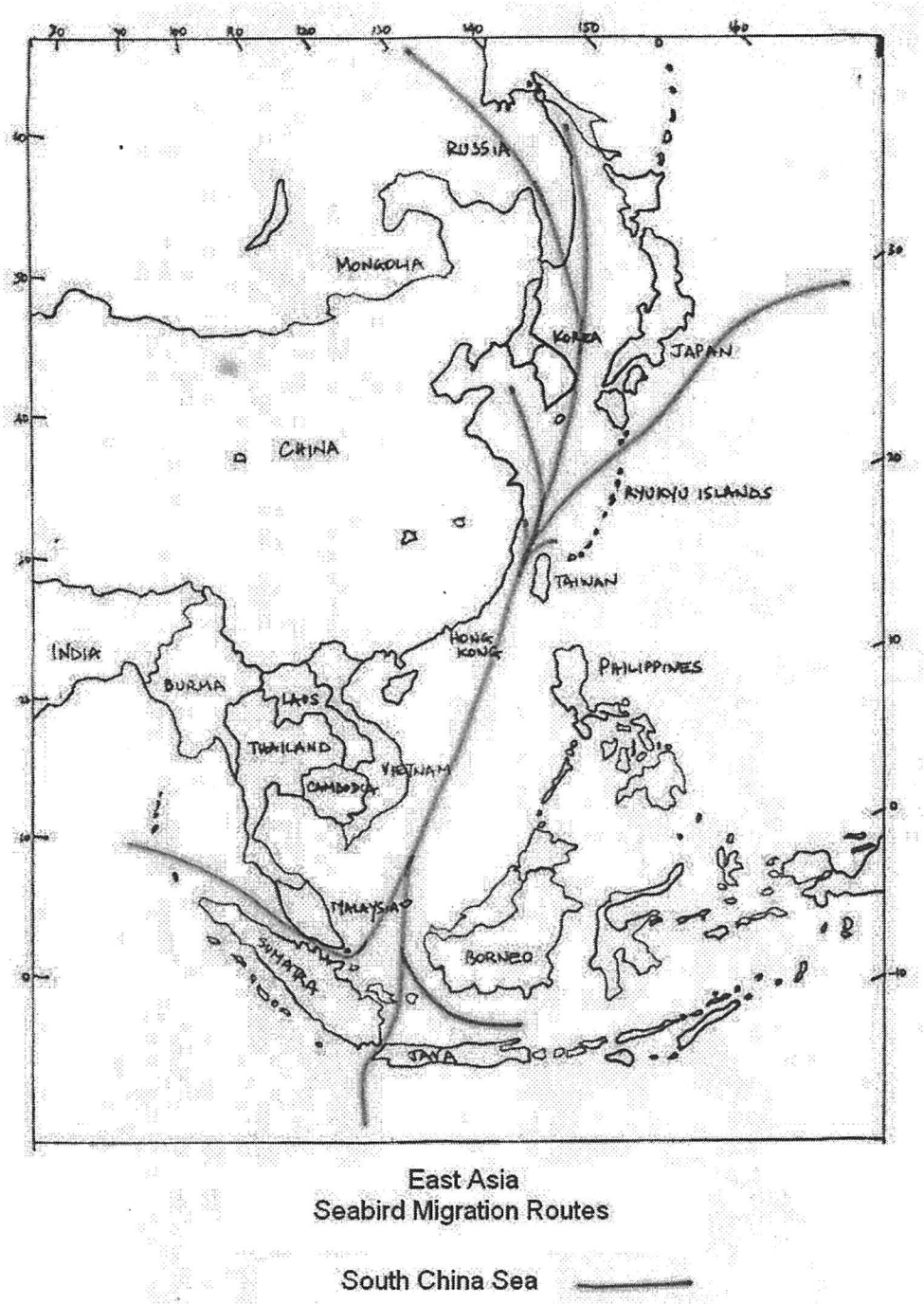


Figure 2.6 Seabird Migration in the South China Sea and Pearl River Delta

Seabird migration in the Hong Kong area occurs mainly in spring from March to May and in autumn in September. Three species of terns breed on off-shore islands of Hong Kong including the nearby Waglan Island.

2.3 Bird species diversity on Po Toi

As at 20 April 2015, 328 species have been observed on Po Toi, which is about 62% of the current Hong Kong List total of 530. This is a remarkable total for such a small location. Since the first submission made back in 2012, 17 more species have been added to the Po Toi list (311 species of bird were reported back in the 2012 submission) (please refer to **APPENDIX 1**).

2.3.1 Rare species in Hong Kong recorded at Po Toi

20 Hong Kong First Records of bird species (**Tables 2.1 and 2.2**) have been recorded on Po Toi and surrounding waters since 2005, in which 12 species are only seen on Po Toi but not elsewhere in Hong Kong. This count is the same as the number of Hong Kong First Record discovered in Mai Po since 1998. In addition, many more Hong Kong rarities (**Tables 2.3 and 2.4**) have been recorded at Po Toi.

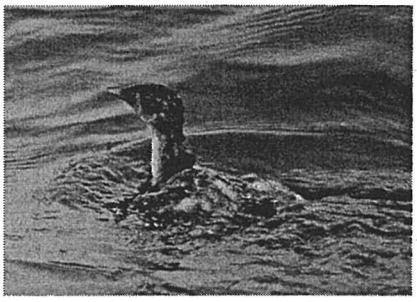
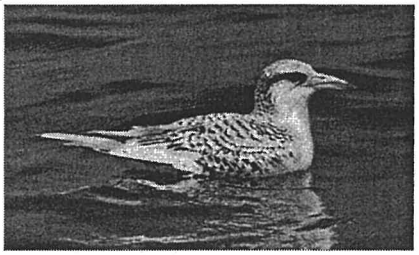
Table 2.1 Hong Kong First Records and potential first records recorded from or near Po Toi since 2005

Date	Species	Remarks	Photo (Table 2.2)
17 April 2005	Japanese Cormorant (*Phalacrocorax capillatus*)	The second Hong Kong record was subsequently seen on Po Toi on 4 January 2007.	1
10 March 2006	Orange-breasted Green Pigeon (*Treron bicinctus*)	Hainan endemic subspecies *domvilii*, the first authenticated record of this Class II protected species in China for 30 years. Recorded only on Po Toi.	2
17 May 2006	Brown Noddy (*Anous stolidus*)	Recorded off-shore from Po Toi and only on Po Toi.	3
18 May 2006	Ruddy Kingfisher (*Halcyon coromanda*)	Recorded only on Po Toi.	- - -
4 April 2007	Common Cuckoo (*Cuculus canorus*)	Recorded only on Po Toi.	4
4 April 2007	Red-breasted Flycatcher (*Ficedula parva*)		5
5 May 2007	Japanese Murrelet (*Synthliboramphus wumizusume*)	Recorded off-shore from Po Toi	6

Date	Species	Remarks	Photo (Table 2.2)
11 December 2007	Hodgson's Redstart (*Phoenicurus hodgsoni*)	Recorded only on Po Toi.	7
19 March 2008	Masked Booby (*Sula dactylatra*)	Recorded only on Po Toi.	8
4 May 2008	White-tailed Tropicbird (*Phaethon lepturus*)	Recorded offshore from Po Toi	9
19 October 2008	Zappey's Flycatcher (*Cyanoptila cumatilis*)	New Species recently split from Blue-and-while Flycatcher (*Cyanoptila cyanomelana*)[12]	10
19 November 2009	Red-throated Thrush (*Turdus ruficollis*)	The 500th species on the Hong Kong List. Recorded only on Po Toi.	11
24 March 2012	Brown-backed Needletail (*Hirundapus giganteus*)	First record of Hong Kong and probably first for China. Recorded only on Po Toi.	12
16 September 2012	Varied Tit (*Sittiparus varius*)		13
1 November 2012	Hawfinch (*Coccothraustes coccothraustes*)		14
24 November 2012	Hill Blue Flycatcher (*Cyornis banyumas*)		15
27 November 2012	Whistling Green Pigeon (*Treron formosae*)	Recorded only on Po Toi.	16
27 April 2014	Rosy Minivet (*Pericrocotus roseus*)	Recorded only on Po Toi.	17
10 September 2014	Crow-billed Drongo (*Dicrurus annectans*)	Recorded only on Po Toi.	18
29 March 2015	Ijima's Leaf Warbler (*Phylloscopus ijimae*)	First record for mainland China and for Hong Kong. Recorded only on Po Toi.	19

[12] Leader, P.J. & Carey, G.J. 2012. Zappey's Flycatcher *Cyanoptila cumatilis*, a forgotten Chinese breeding endemic. Forktail 28 (2012), pp. 121-128

Table 2.2 Photos of Hong Kong First Records recorded from or near Po Toi since 2005

 1. Japanese Cormorant (*Phalacrocorax capillatus*)	 2. Orange-breasted Green Pigeon (*Treron bicinctus*)	 3. Brown Noddy (*Anous stolidus*)
 4. Common Cuckoo (*Cuculus canorus*)	 5. Red-breasted Flycatcher (*Ficedula parva*)	 6. Japanese Murrelet (*Synthliboramphus wumizusume*)
 7. Hodgson's Redstart (*Phoenicurus hodgsoni*)	 8. Masked Booby (*Sula dactylatra*)	 9. White-tailed Tropicbird (*Phaethon lepturus*)

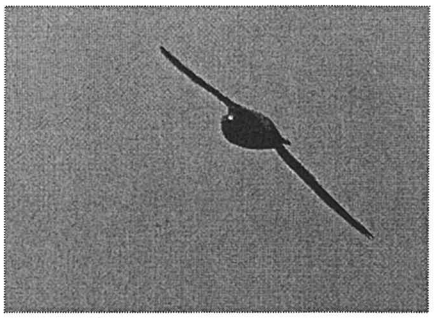
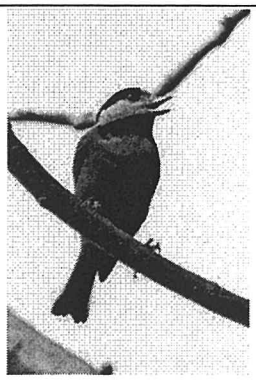
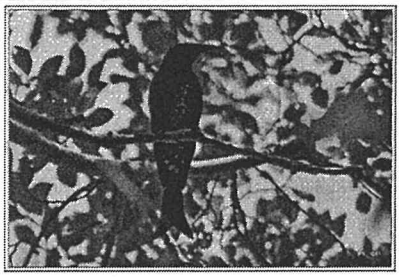
 10. Zappey's Flycatcher (*Cyanoptila cumatilis*)	 11. Red-throated Thrush (*Turdus ruficollis*)	 12. Brown-backed Needletail (*Hirundapus giganteus*)
 13. Varied Tit (*Sittiparus varius*)	 14. Hawfinch (*Coccothraustes coccothraustes*)	 15. Hill Blue Flycatcher (*Cyornis banyumas*)
 16. Whistling Green Pigeon (*Treron formosae*)	 17. Rosy Minivet (*Pericrocotus roseus*)	 18. Crow-billed Drongo (*Dicrurus annectans*)
 19. Ijima's Leaf Warbler (*Phylloscopus ijimae*)		

Table 2.3 Rare species and subspecies in Hong Kong recorded on Po Toi

Species	Remarks	Photo (Table 2.4)
Red-throated Loon (*Gavia stellata*)	Third Hong Kong record in 2008	1
Short-tailed Sheawater (*Puffinus tenuirostris*)	Recorded annually in spring in small numbers following the discovery of its passage through Hong Kong waters off Po Toi in 2006.	2
Brown Booby (*Sula leucogaster*)	Four records since 2006	3
Japanese Cormorant (*Phalacrocorax capillatus*)	Second Hong Kong record in 2007 following the first also on Po Toi in 1999	4
Malayan Night Heron (*Gorsachius melanolophus*)	Four records since 2007	5
Button-quail sp. (*Turnix* sp.)	Four records since 2006	- - -
Black-legged Kittiwake (*Rissa tridactyla*)	Three records since 2006	6
Asian Lesser Cuckoo (*Cuculus poliocephalus*)	Third and fourth Hong Kong records, the first since 1997	7
Drongo Cuckoo (*Surniculus lugubris*)	Two further records in 2007 and 2011 after the first on Po Toi in 1999	8
Blue-throated Bee-eater (*Merops viridis*)	A Hong Kong fourth record in 2006	9
Fairy Pitta (*Pitta nympha*)	Four records, one in each year since 2008	10
Blue-winged Pitta (*Pitta moluccensis*)	Second and third Hong Kong records in May 2008 and 2009	11
Rosy Pipit (*Anthus roseatus*)	Second Hong Kong record in 2011	12
Tiger Shrike (*Lanius tigrinus*)	First Hong Kong record since 1996 in 2006, another in 2009	13
Black Redstart (*Phoenicurus ochruros*)	Second Hong Kong record in 2011, the first for 16 years	14
White-throated Rock Thrush (*Monticola gularis*)	One record in 2010	15
Chinese Thrush (*Turdus mupinensis*)	Second Hong Kong record in 2006	16

Species	Remarks	Photo (Table 2.4)
Hume's Leaf Warbler (*Phylloscopus humei*)	One record in 2009	- - -
Sulphur-breasted Warbler (*Phylloscopus ricketti*)	Second Hong Kong record in 2006	- - -
Bianchi's Warbler (*Seicercus valentini*)	Third and fourth Hong Kong records in 2007 (over-wintering into 2008) and 2009	17
White-spectacled Warbler (*Seicercus affinis*)	One record in 2009 and 2010	18
Brown-chested Jungle Flycatcher (*Rhinomyias brunneatus*)	Sixth Hong Kong record in 2009	19
Narcissus Flycatcher *owstoni* (*Ficedula narcissina owstoni*)	Second Hong Kong record in 2006	20
Green-backed Flycatcher (*Ficedula elisae*)	Third and fifth Hong Kong records in 2005 and 2009	21
Red-breasted Flycatcher (*Ficedula parva*)	Annual records since the first Hong Kong record on Po Toi in 2007	22
Zappey's Flycatcher (*Cyanoptila cumatilis*)	First Hong Kong record in 2008	23
Small Niltava (*Niltava macgrigoriae*)	Seventh Hong Kong record in 2009	24
Yellow-browed Bunting (*Emberiza chrysophrys*)	Annual records since 2006	25
Rustic Bunting (*Emberiza rustica*)	Seventh and ninth Hong Kong records in 2010	26
Yellow-throated Bunting (*Emberiza elegans*)	Third Hong Kong record in 2009, up to eight birds together in autumn with four the following spring 2010	27
Black-headed Bunting (*Emberiza melanocephala*)	Three records since 2005	28
Brambling (*Fringilla montifringilla*)	Annual records since 2006	29
Eurasian Siskin (*Carduelis spinus*)	Annual records since 2006	30
Chestnut-cheeked Starling (*Sturnus philippensis*)	Annual records since 2006	31

Species	Remarks	Photo (Table 2.4)
White-bellied Green Pigeon (*Treron sieboldii*)	Seventh record for Hong Kong	32
Ijima's Leaf Warbler (*Phylloscopus ijimae*)	First record for mainland China and for Hong Kong	33

Table 2.4 Photos of Rare species in Hong Kong recorded on Po Toi



1. Red-throated Loon (*Gavia stellata*)



2. Short-tailed Sheawater (*Puffinus tenuirostris*)



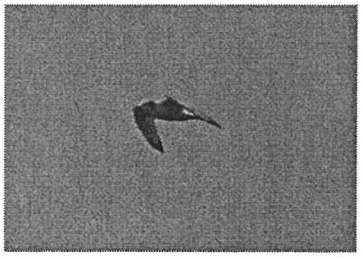
3. Brown Booby (*Sula leucogaster*)



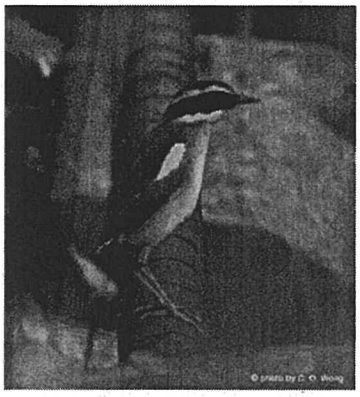
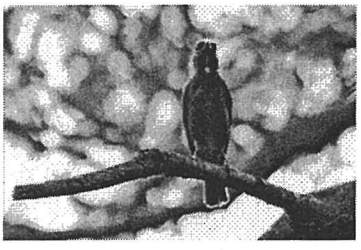
4. Japanese Cormorant (*Phalacrocorax capillatus*)

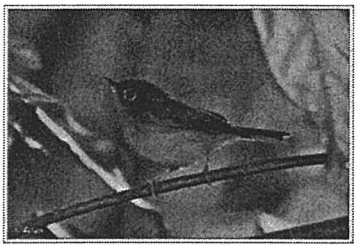


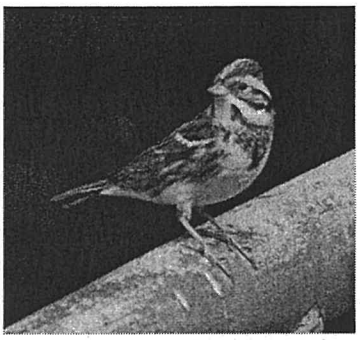
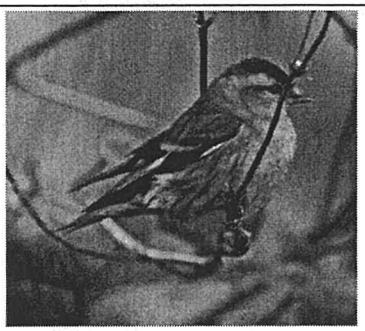
5. Malayan Night Heron (*Gorsachius melanolophus*)



6. Black-legged Kittiwake (*Rissa tridactyla*)

 7. Asian Lesser Cuckoo (*Cuculus poliocephalus*)	 8. Drongo Cuckoo (*Surniculus lugubris*)	 9. Blue-throated Bee-eater (*Merops viridis*)
 10. Fairy Pitta (*Pitta nympha*)	 11. Blue-winged Pitta (*Pitta moluccensis*)	 12. Rosy Pipit (*Anthus roseatus*)
 13. Tiger Shrike (*Lanius tigrinus*)	 14. Black Redstart (*Phoenicurus ochruros*)	 15. White-throated Rock Thrush (*Monticola gularis*)

		
16. Chinese Thrush (*Turdus mupinensis*)	17. Bianchi's Warbler (*Seicercus valentini*)	18. White-spectacled Warbler (*Seicercus affinis*)
		
19. Brown-chested Jungle Flycatcher (*Rhinomyias brunneatus*)	20. Narcissus Flycatcher *owstoni* (*Ficedula narcissina owstoni*)	21. Green-backed Flycatcher (*Ficedula elisae*)
		
22. Red-breasted Flycatcher (*Ficedula parva*)	23. Zappey's Flycatcher (*Cyanoptila cumatilis*)	24. Small Niltava (*Niltava macgrigoriae*)

		
25. Yellow-browed Bunting (*Emberiza chrysophrys*)	26. Rustic Bunting (*Emberiza rustica*)	27. Yellow-throated Bunting (*Emberiza elegans*)
		
28. Black-headed Bunting (*Emberiza melanocephala*)	29. Brambling (*Fringilla montifringilla*)	30. Eurasian Siskin (*Carduelis spinus*)
		
31. Chestnut-cheeked Starling (*Sturnus philippensis*)	32. White-bellied Green Pigeon (*Treron sieboldii*)	33. Ijima's Leaf Warbler (*Phylloscopus ijimae*)

2.3.2 Species of Conservation Importance

At least 140 species recorded on Po Toi are considered to have conservation importance (Section 1.2). Some species listed in IUCN Red List as Vulnerable (Swinhoe's Egret, Fairy Pitta, Brown-chested Jungle-flycatcher, Yellow-breasted Bunting and Japanese Yellow Bunting) and Near-threatened (Japanese Quail, Japanese Paradise Flycatcher) are regularly recorded on Po Toi (**Tables 2.5 and 2.6**), indicating that Po Toi is an internationally important habitat for threatened migratory birds.

The locations of Hong Kong first records, rare species and threatened species are marked on **Figure 2.7**.

Table 2.5 Globally threatened species recorded at Po Toi

Species	IUCN Red List Status	Remarks	Photo (Table 2.6)
Swinhoe's Egret (*Egretta eulophotes*)	VU	Almost annual spring passage migrant, records in 2007, 2008, 2009 and 2011	1
Greater Spotted Eagle (*Aquila clanga*)	VU	Records of birds on migration in 2007 and 2009	- - -
Eastern Curlew (*Numenius madagascariensis*)	VU	Records of birds on migration in 2007 and 2008	- - -
Great Knot (*Calidris tenuirostris*)	VU	Records of birds on migration annually from 2007 to 2011	- - -
Fairy Pitta (*Pitta nympha*)	VU	Almost annual spring and autumn passage migrant, records in 2008, 2009, 2010, 2011 and 2012	2
Brown-chested Jungle Flycatcher (*Rhinomyias brunneatus*)	VU	Four records since 2006	3
Japanese Yellow Bunting (*Emberiza sulphurata*)	VU	Annual spring passage migrant. The first ever autumn records for Hong Kong occurred in 2007 with up to four birds, one of which had been ringed in Honshu, Japan, 34 days previously	4
Yellow-breasted Bunting (*Gorsachius melanolophus*)	EN	Almost annual passage migrant, records in 2006, 2007, 2008, 2010, 2011 and 2012	5

Species	IUCN Red List Status	Remarks	Photo (Table 2.6)
Japanese Quail (*Coturnix japonica*)	NT	Annual autumn passage migrant with one pair wintering on the south peninsular in winter 2009 to 2010	- - -
Eurasian Curlew (*Numenius arquata*)	NT	Records of birds on migration annually from 2007 to 2011	- - -
Japanese Paradise Flycatcher (*Terpsiphone atrocaudata*)	NT	Annual spring and autumn passage migrant	6
Swinhoe's Storm-petrel (*Oceanodroma monorhis*)	NT		- - -
Collared Crow (*Corvus torquatus*)	NT	Resident in Hong Kong, mostly recorded in New Territories	7
Ijima's Leaf Warbler (*Phylloscopus ijimae*)	VU	First record for mainland China and for Hong Kong	8

Table 2.6 Photos of globally threatened species recorded on Po Toi



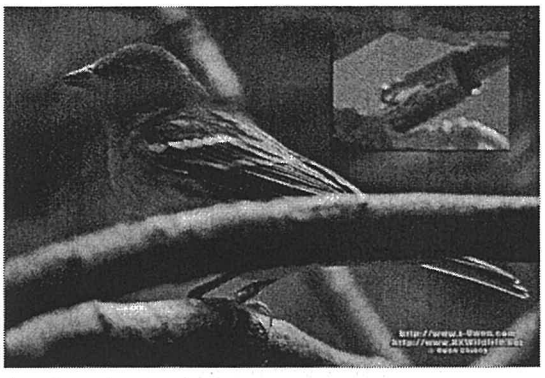
1. Swinhoe's Egret (*Egretta eulophotes*)



2. Fairy Pitta (*Pitta nympha*)



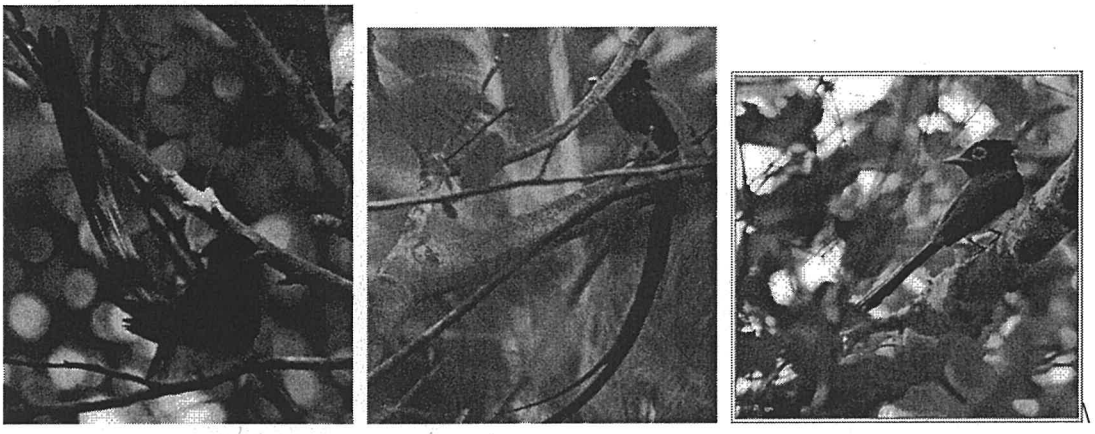
3. Brown-chested Jungle Flycatcher (*Rhinomyias brunneatus*)



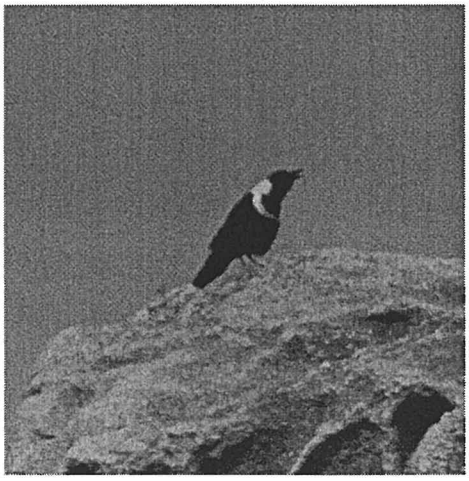
4. Japanese Yellow Bunting
(*Emberiza sulphurata*)



5. Yellow-breasted Bunting
(*Gorsachius melanolophus*)



6. Japanese Paradise Flycatcher
(*Terpsiphone atrocaudata*)



7. Collared Crow (*Corvus torquatus*)



8. Ijima's Leaf Warbler
(*Phylloscopus ijimae*)

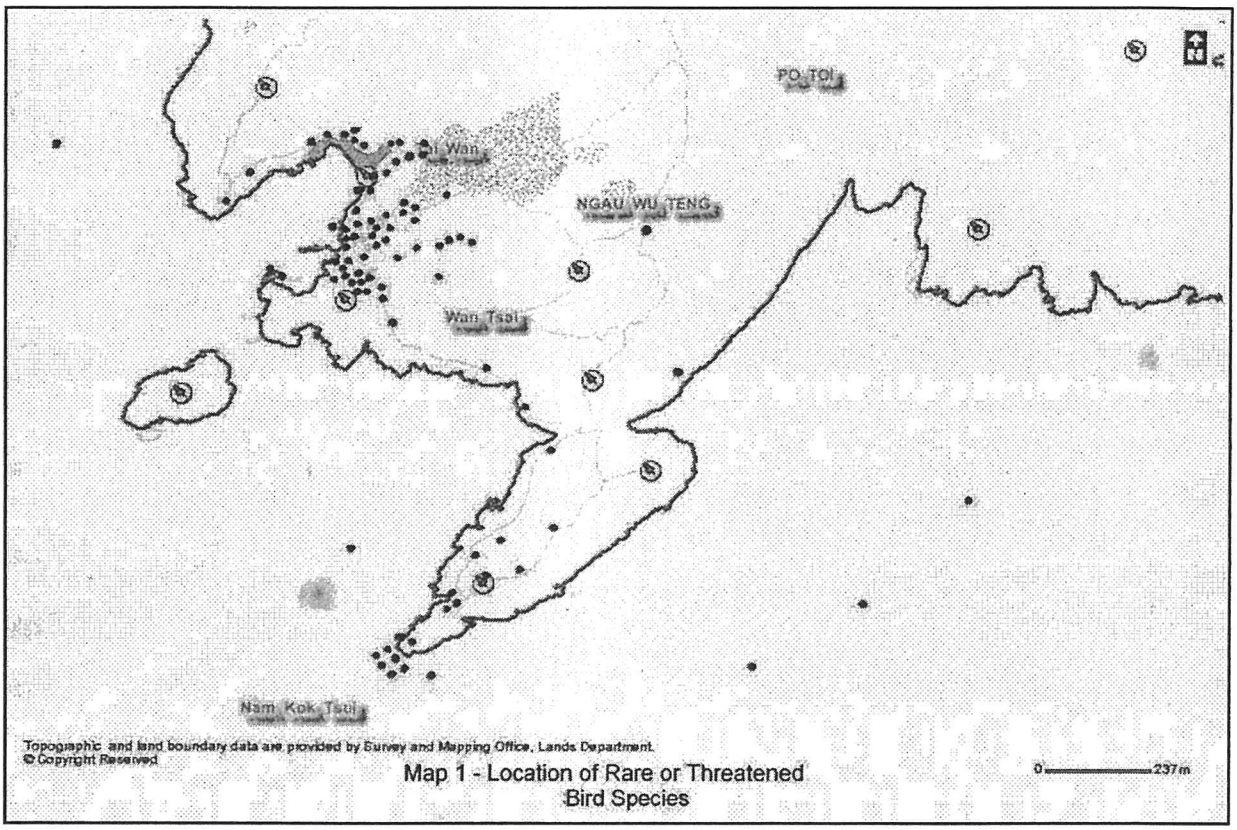


Figure 2.7 Location of rare or threatened bird species.

2.3.3 Seasonality of Species Diversity

The number of land bird and seabird species seen in each week of the year over the period 2006 to 2013 is shown in **Figures 2.8 and 2.9**. This shows that high diversity of up to 100 species could be observed in a single week, and this may have some implications for management on the island.

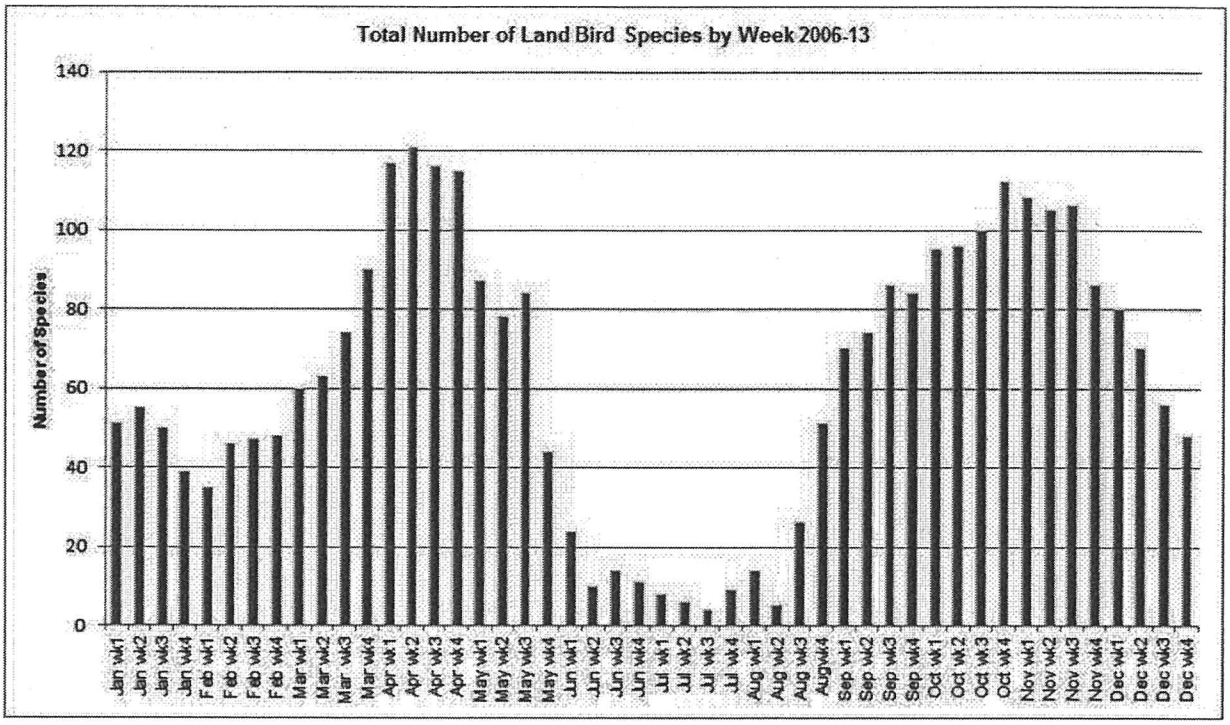


Figure 2.8. The Number of Species of Land Bird seen in each week over the period 2006 to 2013

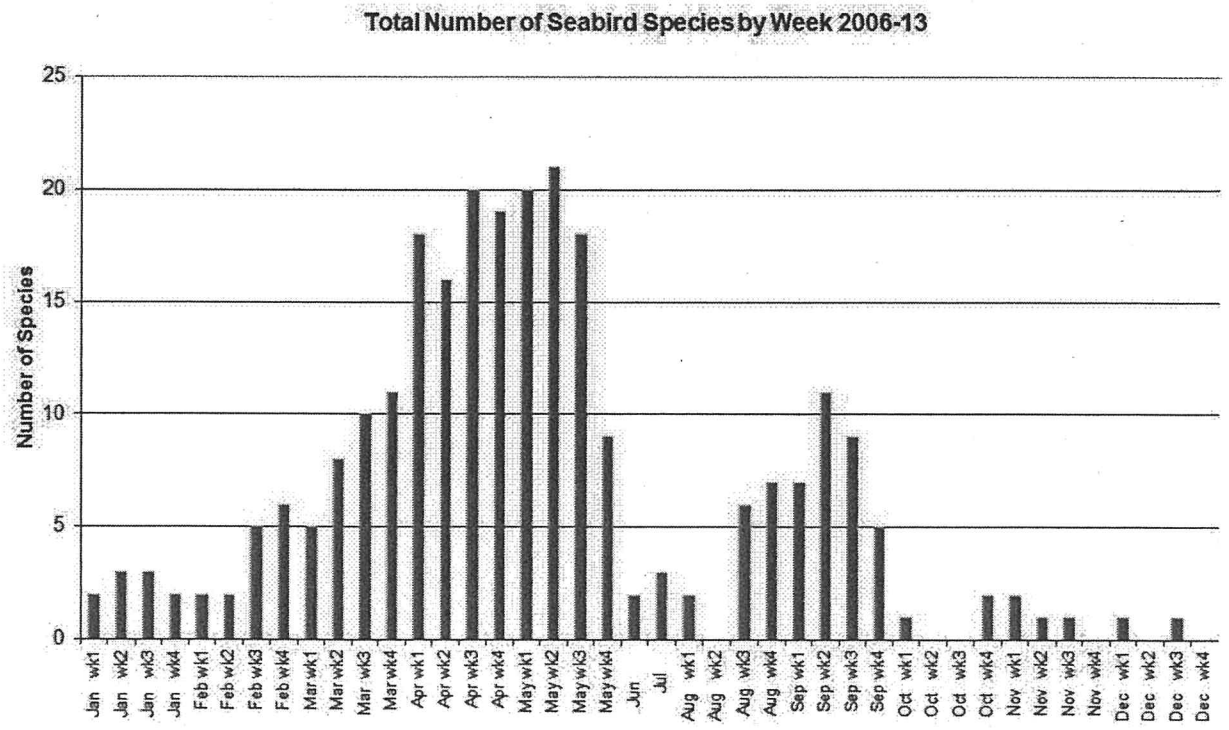


Figure 2.9. The Number of species of Seabird seen in each week over the period 2006 to 2013

2.4 Migrant 'Falls'

Weather has a serious effect on migrating birds, particularly when land birds flying over the sea encounter adverse winds and rain. This happens every year in spring when cold fronts or depressions pass through Hong Kong from the northeast and meet land birds migrating over the South China Sea from The Philippines and North Borneo (see **Figure 2.1**). These birds are nearing the end of a 36 hour overseas flight and many are desperate to find land. This results in very large numbers of birds suddenly appearing on the coast, in particular Po Toi because of its location. These are called 'falls' in ornithology. Typhoons can have a similar effect in both spring and autumn.

In these circumstances, migrants are desperate to reach land and Po Toi is a haven. Many do not reach land and fall into the sea. These occur every year and sometimes create Hong Kong record numbers of individual species. Po Toi is a spectacular haven for migrant birds on these occasions, and record numbers of many migrant species have been recorded there over the last few years.

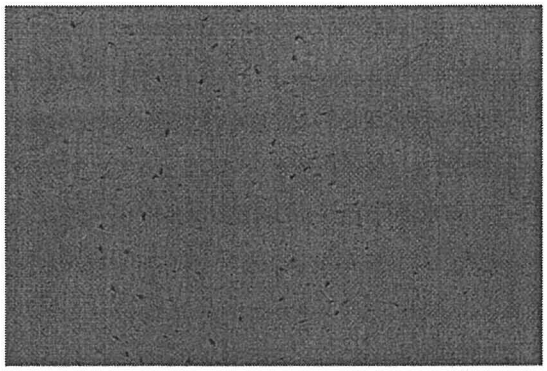
The records of Migrant "Falls" are listed in **Tables 2.7 and 2.8**.

Table 2.7 Records of migrant "falls" on Po Toi

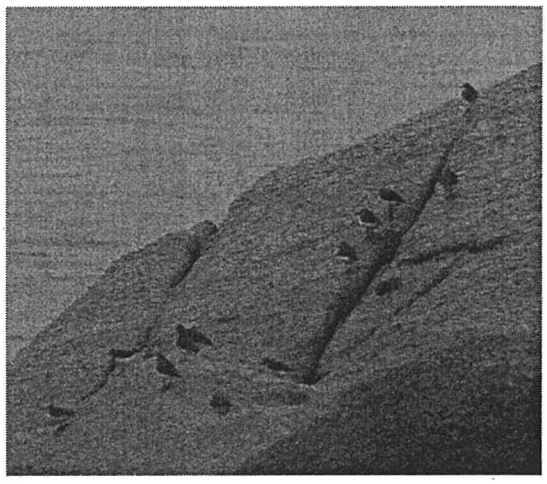
Date	Descriptions	Photo (Table 2.8)
15 & 16 April 2006	A total of over 1,000 Chinese Sparrowhawks (*Accipiter soloensis*) were seen over Po Toi, including 780 on 16th, a Hong Kong record day total	1
24 April 2006	A single flock of over 50 Common Sandpipers (*Actitis hypoleucos*) was in the harbour, a Hong Kong record day total	2
25 April 2006	83 Brown Shrikes (*Lanius cristatus*), a Hong Kong record, with individual birds all over the southern area and some recovered from the sea in a HKBWS boat trip.	3,4
17 May 2006	During the passage of Typhoon Chanchu, over 80 Streaked Shearwaters (*Calonectris leucomelas*), easily a Hong Kong record total, were amongst many seabirds feeding in waters around Po Toi.	5
27 March 2007	939 Red-necked Phalaropes (*Phalaropus lobatus*) passed the south point in a continuous two-hour movement	---
1 & 2 April 2008	142 Grey-faced Buzzards (*Butastur indicus*) passed through Po Toi including 98 on 2 April 2008	6,7

Date	Descriptions	Photo (Table 2.8)
1 & 2 April 2008 – 21 May 2008	In a major fall of small bitterns, 44 Yellow Bitterns (*Ixobrychus sinensis*), 29 Schrenck's Bitterns (*Ixobrychus eurhythmus*) including a unprecedented flock of 22, 2 Cinnamon Bittern (*Ixobrychus cinnamomeus*), 8 Black Bitterns (*Ixobrychus flavicollis*), 7 Striated Herons (*Butorides striata*) and a Malayan Night Heron (*Gorsachius melanolophus*) and a record count of 89 Brown Shrikes (*Lanius cristatus*) were all present on the island in a single day	8,9
15 April 2010	1,440 Chinese Sparrowhawks were seen over Po Toi in two hours, exceeding the Hong Kong record day total for this species set on 16 April 2006 above	5
9 September 2010	430 Aleutian Terns (*Sterna aleutica*) passed the south point following TS Lion Rock, around 5% of the world population of this species	10
10 November 2011	At least 16 Blue-and-white Flycatchers (*Cyanoptila cyanomelana*) were on the Island following the Tropical Depression Banyan.	11
10 May 2014	95 Brown Shrikes, a new Hong Kong record exceeding the number seen on 25 April 2006 above	3,4

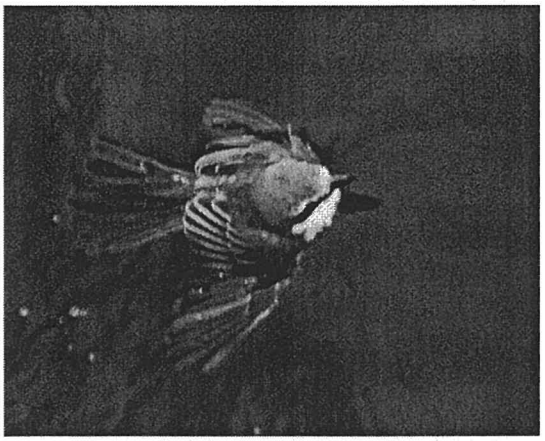
Table 2.8 Photos of records of migrant "falls" on Po Toi



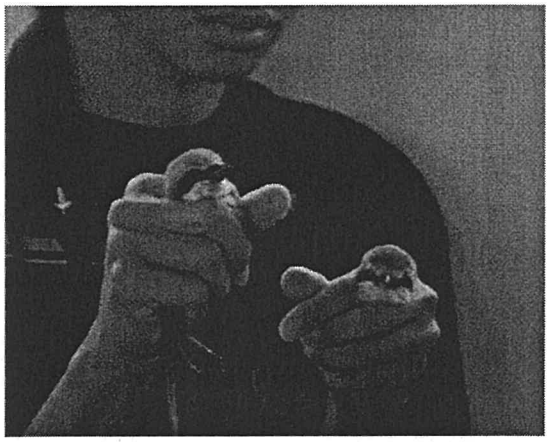
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3.



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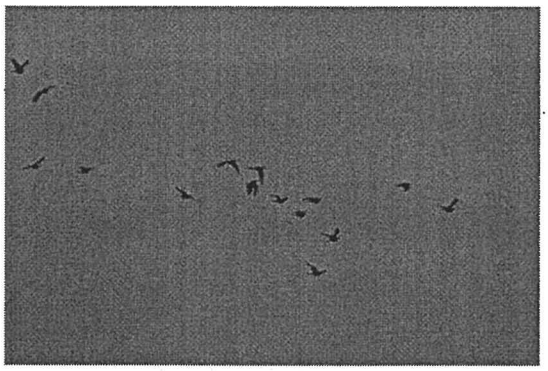
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6



7



8.



9.



10



11

2.5 Scientific value and international importance of Po Toi in migratory birds

Owing to the diversity of habitats together with its geographical location, Po Toi is therefore a crucial refuelling stop for a remarkable diversity of migratory birds. This consists of rare species in Hong Kong as well as internationally threatened species. There is no other offshore island in Hong Kong that attracts such a diversity of migratory birds.

For example, Po Toi is the location of the Hong Kong first record of the newly recognized species Zappey's Flycatcher (*Cyanoptila cumatilis*) which is formerly a subspecies of the Blue-and-white Flycatcher (*Cyanoptila cyanomelana*). The record on Po Toi sparked the interest of ornithologists to study the species in depth, and contributed to the discovery of the species[13].

2.5.1 Migration of Internationally threatened species

Po Toi is a prime and unique location for studying bird migration. Study of migratory birds provides information on aspects including migratory route, timing, habitat preference, etc. For example, a ringed Japanese Yellow Bunting (*Emberiza aureola*) photographed on Po Toi Island (**Figure 2.10**) revealed that it has flown over 3000 km from Japan to Hong Kong over a period of 34 days (**Figure 2.11**). This provides crucial information for this internationally threatened species, which is listed in the IUCN as "Vulnerable".



Figure 2.10 A ringed Japanese Yellow Bunting (*Emberiza aureola*) photographed on Po Toi

[13] Paul Leader pers. comm..

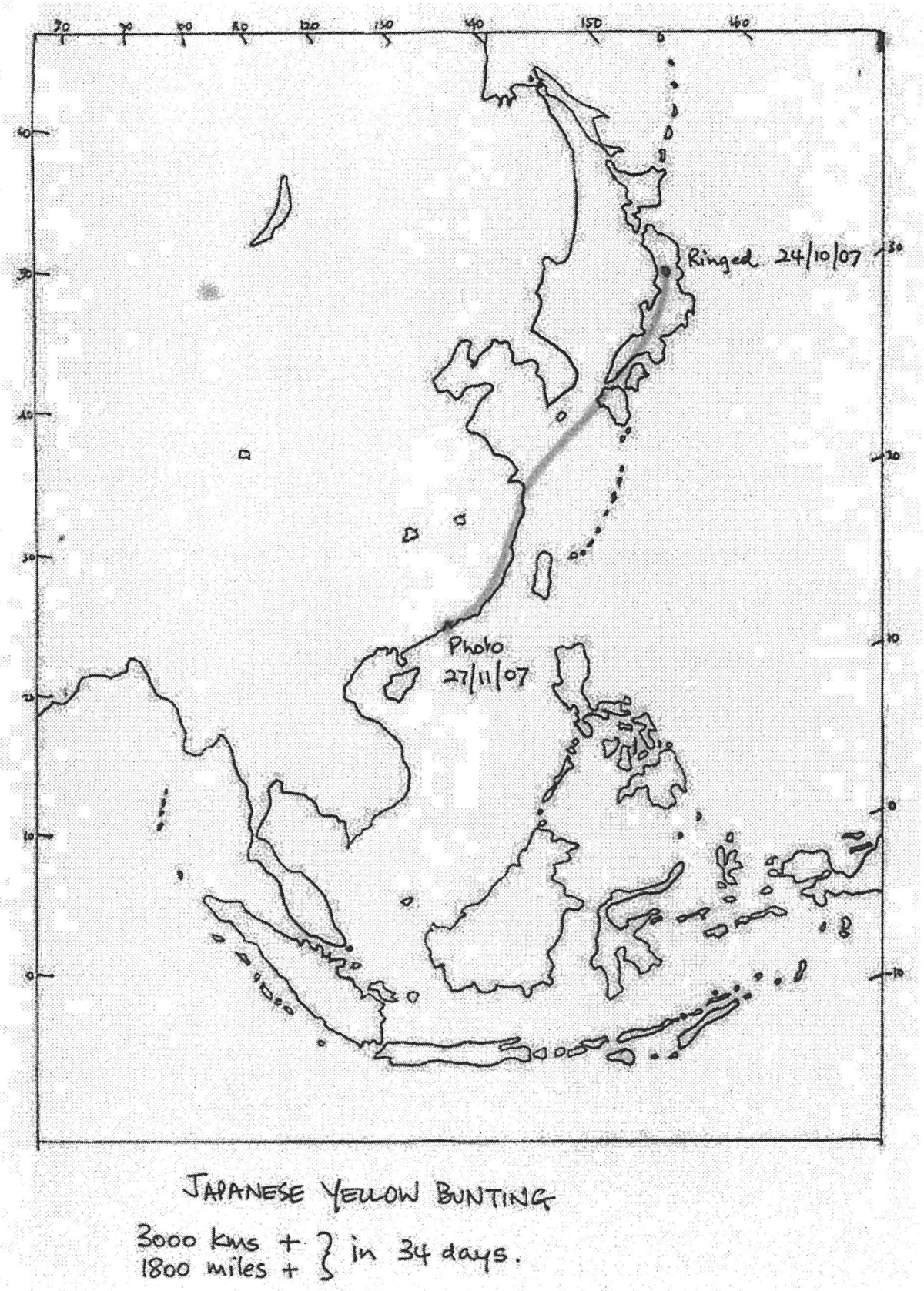


Figure 2.11 Possible migration route of the ringed Japanese Yellow Bunting

The proposed SSSI area on Po Toi has continued to be a major resting, recovery and feeding location for avian migrants of common and rare species in both seasons over the last two years. One indication of this comes from the fact that Fairy Pitta *Pitta nympha,* a Globally Vulnerable species in the IUCN Red List and a rarity in Hong Kong, has been recorded on Po Toi in every year between 2008 to 2014, all in a specific location within the proposed SSSI. Many other species could also be chosen to support this.

2.5.2 International importance in migratory bird study

In countries such as United Kingdom, Canada, Australia and USA, bird observatories would be set up at sites (e.g. Portland Bill, Fair Isle, Isle of May, Lundy Island, Calf of Man, and Spurn Point) which are important for migratory birds or at prime migration points[14]. A bird observatory is a centre for studying bird migration and bird populations. Bird Ringing and long-term monitoring would be carried out to provide important scientific information. Some of these sites in the UK such as Sanda Island, Bardsey Island and Lundy Island are designated as Sites of Special Scientific Interest.

Po Toi is an important site for migratory birds similar to the above examples, and it would have permanent bird observatories providing equipments and facilities for bird ringing and research.

The Convention of Migratory Species (CMS) Secretariat suggested that consideration on migratory species should be incorporated into the Biodiversity Strategies and Action Plans under the Convention on Biological Diversity[15]. Enhanced monitoring and research and establishment of Protected Areas have been suggested as useful measures[16]. Many of the species recorded on Po Toi has been listed as Appendix I or II under CMS (refer to **APPENDIX 1**), meaning that they are in danger of extinction or having unfavourable conservation status, and that enhanced conservation of the species and their habitats are needed[17]. Po Toi also holds a number of IUCN threatened species on their migration (refer to **Table 2.5**). Therefore, Po Toi is of international importance in conservation on migratory birds.

[14] http://www.birdobscouncil.org.uk/
[15] http://www.cbd.int/doc/nbsap/NBSAP-guidelines-CMS.pdf
[16] CMS Secretariat, 2011, Guidelines on the Integration of Migratory Species into National Biodiversity Strategies and Action Plans (NBSAPS).
http://www.cms.int/bodies/COP/cop10/docs_and_inf_docs/doc_27_guidelines_nbsap_e.pdf
[17] http://www.cms.int/documents/appendix/cms_app1_2.htm

2.6 Habitats for migratory birds on Po Toi and need of protection

Birds on migration require places where they can rest and feed to recover and prepare for their onward flight. Po Toi provides a variety of habitats for different species of birds.

The main areas for land bird migrants are the *Fung Shui* and old fruiting trees around Tai Wan village (**Figure 2.12**), the old school, the pier (**Figure 2.13**) and out towards the south peninsular and Mo's Old House which provide excellent feeding habitat with insects and fruit for small land birds. It should be noted that the important foraging habitats including several large trees are in proximity to the village and Tai Wan, and is overlapping with scattered houses and old building plots in Wan Tsai. (**Figures 2.14 and 2.15**). The lagoon behind the restaurant (**Figure 2.16**) is the primary location for small bitterns and other water birds.

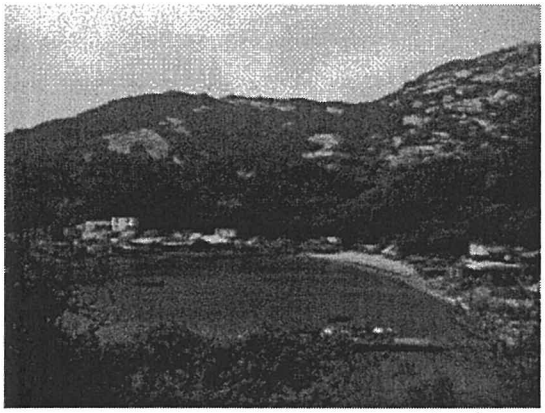


Figure 2.12 Tai Wan Village

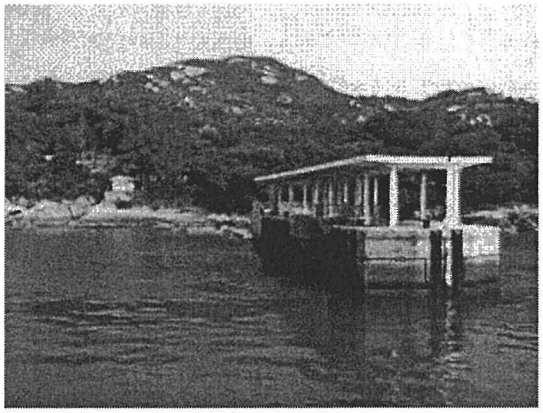
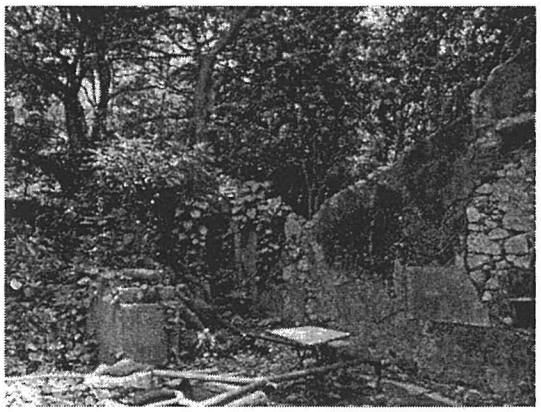
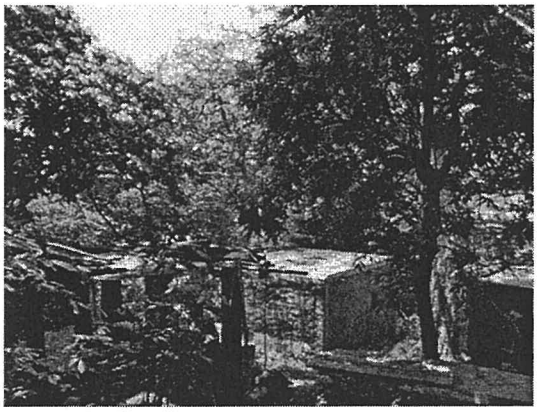


Figure 2.13 The pier





Figures 2.14 and 2.15 Abandoned Houses overgrown with vegetation and with mature trees in proximity to houses

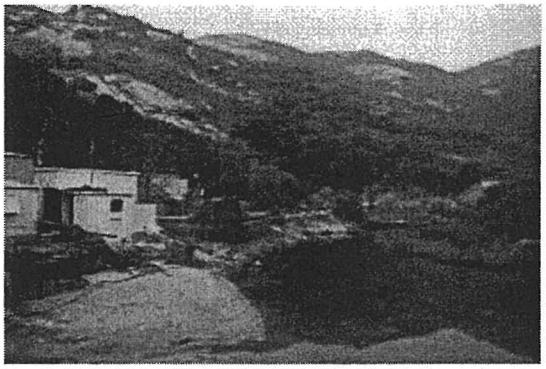


Figure 2.16 Lagoon providing habitats for bitterns and water birds, fed by a permanent stream

However, most birds arrive on the south peninsular (Ngong Chong) (**Figure 2.17**) where they often make their first stop, subsequently moving through the scrubland between there and the central area (**Figure 2.18**) where they find the best feeding areas. These are needs to be protected to preserve the ecological linkage between the landing point and the feeding area near Tai Wan and Wan Tsai. Besides, scrubland is an important habitat for migratory land birds as they provide food source to them according to a research by Leven (2000)[18]. It may provide feeding habitats for a high diversity of migrant passerines such as flycatchers and warblers which may not be detected by direct observation.



Figure 2.17 Ngong Chong

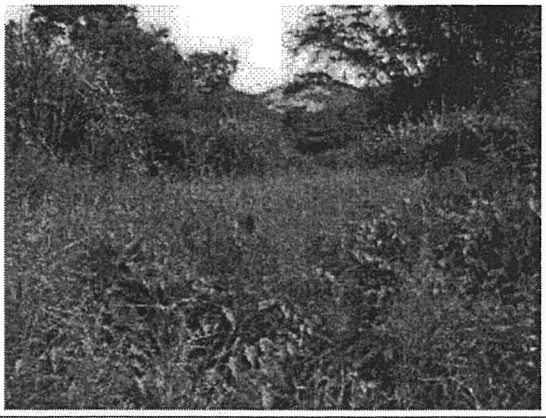
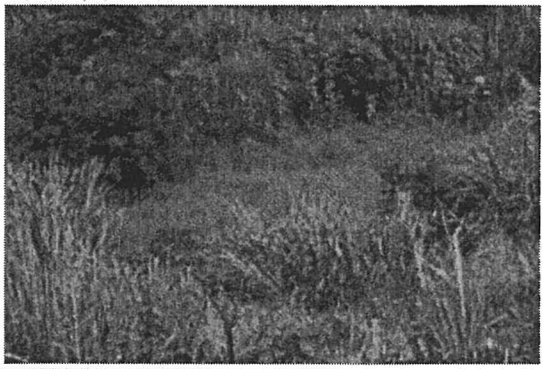
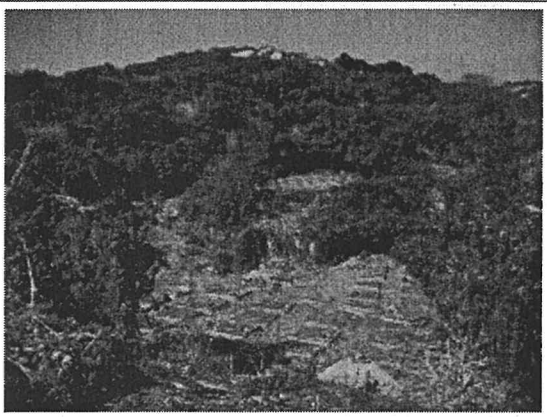


Figure 2.18 Scrubland between Ngong Chong and Wan Tsai

The scrubland area between the south peninsular and the central area has been very badly affected by the recent clearance activity, as these before and after photos of the valley bottom (**Table 2.9**).

[18] Leven, M.R., 2000, Shrubland birds in Hong Kong: community structure, seasonality and diet. PhD Thesis, The University of Hong Kong.

Table 2.9 Before and after comparison of the affected area

Before	After
	
	
	

Seabird migration is best viewed from the south point of Nam Kok Tsui (**Figure 2.19**), overlooking the channel between there and the Dangan Islands.

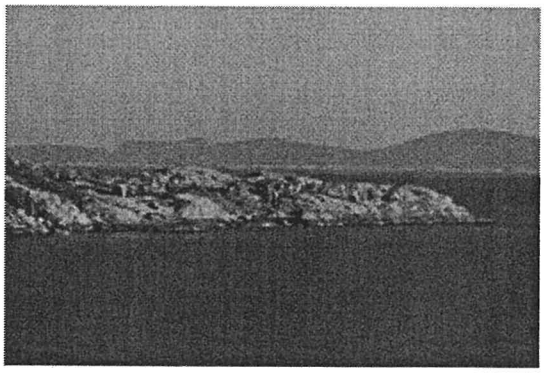


Figure 2.19 Nam Kok Tsui is the best location for the observation of migrating seabirds

Habitats on Po Toi therefore require high level of protection. Habitat fragmentation and vegetation removal would lead to undesirable impacts to the ecological value of the island. The introduction of statutory planning control is therefore necessary. More importantly, the designation of Country Park empowers the Agriculture, Fisheries and Conservation Department to carry out management of habitats and control unfavourable activities (e.g. illegal collection of animals and vegetation removal).

3. Proposed Site of Special Scientific Interest and Country Park Designation

3.1 Assessment Criteria of conservation value

The following assessment criteria, including those recognized locally and internationally, have been considered in assessment of the ecological value of Po Toi:

- The Ratcliffe (1997) Criteria for assessing nature conservation value (Ratcliffe Criteria)[19], which is the most widely adopted criteria internationally;
- Technical Memorandum for the Environmental Impact Assessment Ordinance (Cap 499) (EIAO Criteria)[20];
- Hong Kong Countryside Foundation Project Assessment Criteria and Form (HKCF Criteria)[21] which is an update of the Ratcliffe Criteria and EIAO TM carried out by the Hong Kong Countryside Foundation in 2011.

3.2 Results

The assessments demonstrate that the conservation value of Po Toi is very high and is unique in Hong Kong. The assessment is shown in **Table 3.1**.

Table 3.1 Assessment of the conservation value of Po Toi using different criteria

Ratcliffe Criteria	EIAO Criteria	HKCF Criteria		Po Toi Island
Size	Size	Size		369 hectares
Diversity	Diversity Abundance/ Richness of Wildlife	Diversity	Abundance/Richness of species	Very high diversity (>300 species) and population of avifauna especially during migration season.
			Assemblages	Consists of migrants of forest, wetland and open area species
			Compared to regional data	High diversity compared to regional data

[19] Ratcliffe, D.A., 1977, *A Nature Conservation Review*, Cambridge University Press

[20] EIAO-TM, ANNEX 8.

[21] Barretto and Lau (unpublished), 2011, Hong Kong Countryside Foundation Project Assessment Criteria and Form

Ratcliffe Criteria	EIAO Criteria	HKCF Criteria		Po Toi Island
			Habitat diversity	High in habitat diversity (Section 2.6 of this document)
Naturalness	Naturalness	Naturalness		Largely natural except for small area of developed area.
Rarity	Rarity	Rarity of habitats and species, endemics		Many rare and internationally threatened bird species are found on the island. Natural breeding sites for the endemic and globally Endangered Romer's Tree Frog. Very rare species of butterfly (*Catochrysops strabo strabo*) are regularly observed.
Recorded History	Age	Recorded History	Age	From about 5 years to more than 30 years depends on habitat.
Fragility	Re-creatability	Fragility	Re-creatability	It is nearly impossible to re-create the whole island.
	Nursery/ Breeding Ground		Nursery/Breeding Ground	Breeding ground for Romer's Tree Frog and the very rare species of butterfly (*Catochrysops strabo strabo*).
Typicalness	- - -	Typicalness (any special combinations)		The habitat diversity and geographical location is unique in Hong Kong.
Position in an ecological / geographical unit	Fragmentation Ecological Linkage	Position in Ecological Unit and Function	Fragmentation	Fragmentation is negligible on island.
			Ecological Linkage	Act as an important ecological linkage of international importance for migratory avifauna, but some taxa groups are isolated from the mainland due to the island geography.

Ratcliffe Criteria	EIAO Criteria	HKCF Criteria	Po Toi Island
Intrinsic Appeal	- - -	Intrinsic Appeal (landscape, wilderness, heritage)	High as the island and its surrounding is largely natural. Attractive landscape and rock formations are found on the island, and heritages such as rock carvings are found.
Potential Value	Potential Value	Potential Value	High given adequate protection to allow natural succession of forest, and habitat management might be beneficial to migrant birds and Romer's Tree Frog.
	Overall Ecological Value	Overall Ecological Importance	**Very High and is unique in Hong Kong**

3.3 Justification of the proposed Site of Special Scientific Interest (SSSI)

This paper has confirmed that Po Toi has a special scientific interest and is of high conservation value.

According to Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 10[22], "*SSSIs may be land based or marine sites, which are of special interest because of their flora, fauna, geographical or geological features...Departments concerned with planning and development should be aware of the scientific importance of "SSSIs" and should ensure that due consideration is given to conservation when development at or near these sites is proposed. The AFCD should be consulted for any proposed development at or in the proximity of any SSSI*". Such arrangements in planning would be essential to maintain the "*high ecological and scientific values worthy of conservation*" on Po Toi, which is "*unique in Hong Kong*" as suggested by the Planning Department[23] and confirmed by this paper. There designation of a SSSI is therefore in line with the descriptions of Po Toi stated in the Notes of the Draft Po Toi Islands OZP.

Under the Environmental Impact Ordinance, some developments may constitute as designated projects and Environmental Permit is required. This would provide essential protection of the

[22] Hong Kong Planning Standards and guidelines (HKPSG) Chapter 10, available from: http://www.pland.gov.hk/pland_en/tech_doc/hkpsg/full/ch10/ch10_text.htm
[23] Section 7.1.1 of the Explanatory Statement of the Draft Po Toi Islands OZP No. S/I-PTI/1

sensitive habitats in minimizing environmental impacts of works on or near ecologically sensitive habitats.

AFCD advised that the fundamental principles for SSSI selection were the uniqueness and scientific value of the site in a territory-wide context and its representativeness[24]. According to the previous assessment and information obtained by the HKBWS, Po Toi is qualified as a SSSI because it has high scientific and conservation value, is internationally important and is unique in Hong Kong.

3.4 The proposed SSSI

The planning intention of SSSI is "*to conserve and protect the features of special scientific interest such as rare or particular species of fauna and flora and their habitats, corals, woodlands, marshes or area of geological, ecological or botanical/biological interest which are designated as Site of Special Scientific Interest (SSSI). It intends to deter human activities or developments within the SSSI. There is a general presumption against development in this zone. No developments are permitted unless they are needed to support the conservation of the features of special scientific interest in the SSSI, to maintain and protect the existing character of the SSSI, or for educational and research purposes*"[25].

The proposed SSSI (**Figures 3.1 and 3.2**) covers areas where:

- Rare or threatened migrant bird species utilises and forages;
- Landing locations for migrant birds and ecological corridors on the island;
- Breeding sites and sites with high occurrence of the Global Endangered Romer's Tree Frog and the Globally Vulnerable Burmese Python;

[24] Minutes of 912th Meeting of the Town Planning Board held at 9.00 am on 30.5.2008
[25] Master Schedule of Notes - Site of Special Scientific Interest, available from: http://www.info.gov.hk/tpb/en/forms/Schedule_Notes/msn_sssi_e.pdf

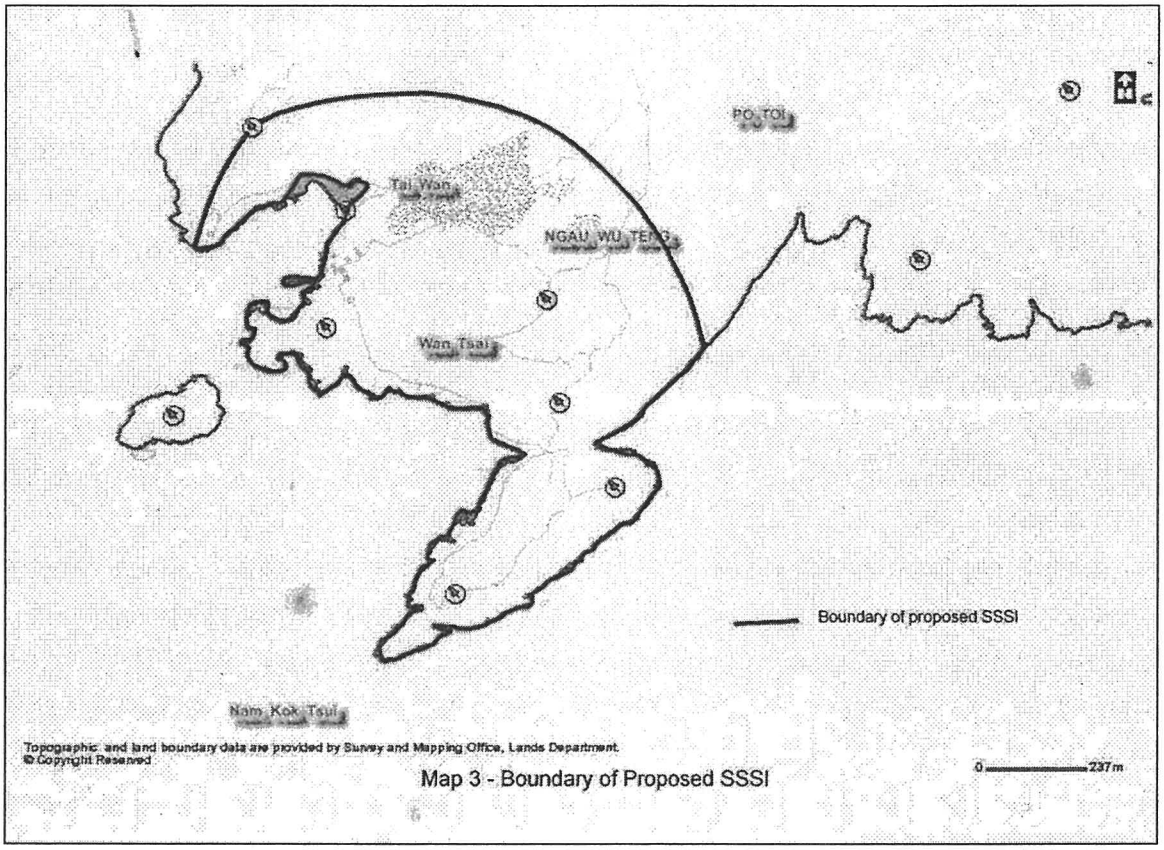


Figure 3.1 Boundary of the proposed SSSI

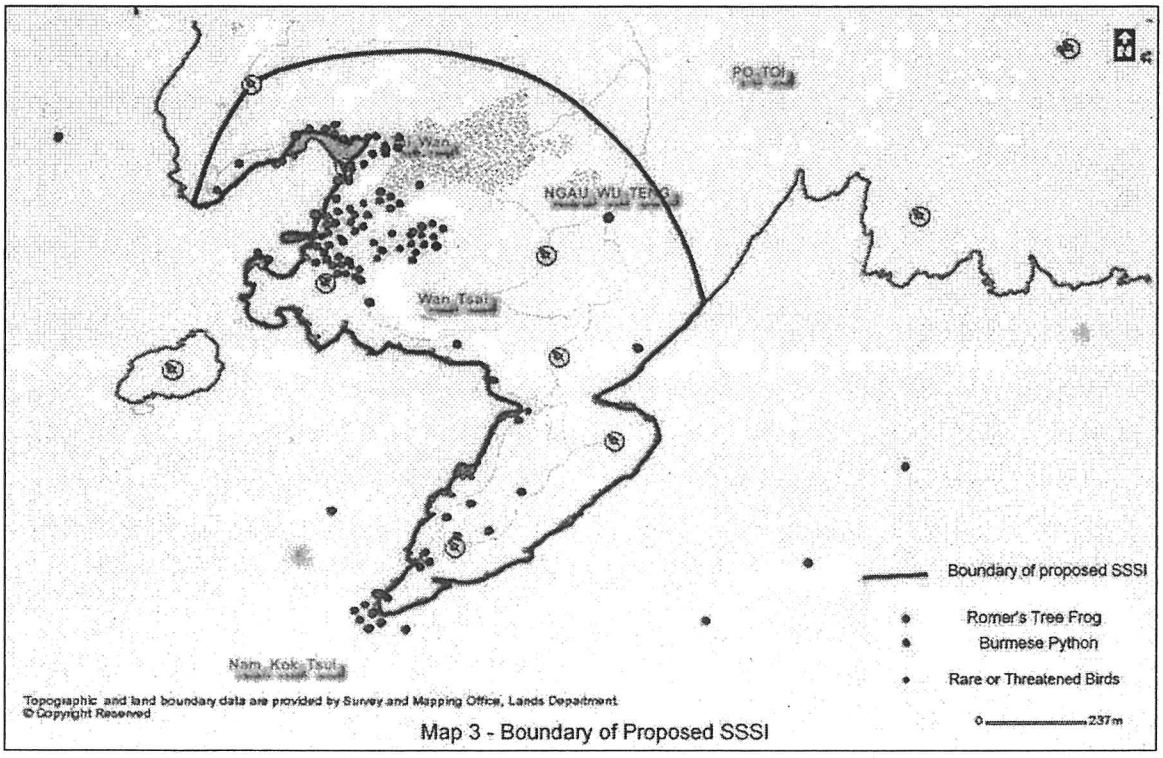


Figure 3.2 Boundary of the proposed SSSI and the location of the species of conservation interest recorded

Fewer rare or threatened birds are recorded at the southern proportion which is dominated by shrubland. This is probably due to limitations of survey methods, as some migrant passerines could be cryptic and difficult to be detected unless by mist net trapping. Leven (2000) proved that direct observation (point count) is "*inadequate to detect the full complement of bird species present in shrubland*"[26]. More study using (e.g. using mist-netting) might be required to assess the utilisation and diversity of migratory birds on the shrubland on Po Toi. Nevertheless, it is proved that the shrubland on Po Toi is providing important linkages for migratory birds and is an indispensable component of the ecosystem. It is also a prime site for studying bird migration. Therefore, it should also be zoned as SSSI.

However, it should be noted that the proposed SSSI may cover some designated burial grounds. Special considerations should be given to accompany the traditional needs of indigenous residents and fishermen based on Po Toi.

[26] P.140 of Leven, M.R., 2000, Shrubland birds in Hong Kong : community structure, seasonality and diet. PhD Thesis, The University of Hong Kong.

4. Importance of Po Toi Islands and surrounding waters

4.1 Importance of Po Toi Waters and Marine Ecology

The waters around Po Toi are still relatively unpolluted and support good populations of fish and other wildlife which provide a livelihood and recreational activity for many individuals.

Large shoals of fish can regularly be seen off the south-east coast. Finless Porpoise are common in these waters, particularly in spring when they migrate through the area, often in family parties with calves. The harbour at Tai Wan holds fish farms run by the few remaining Po Toi residents. Professional fishermen use the immediate off-shore with boats coming from Po Toi and Aberdeen to catch fish and dive for sea urchins. Po Toi residents continue to collect seaweed to dry and sell to weekend visitors. Recreational fishermen are regular visitors to Po Toi at all seasons and can always be seen around the harbour, on the shoreline down to Nam Kok Tsui or in small boats off the south and east coast.

Finless Porpoise (*Neophocaena phocaenoides*) (**Figure 4.1**) is regularly seen from the south point feeding in small parties off the south east coast of Po Toi in spring. These parties often include calves. According to the Hong Kong Dolphin Conservation Society, the waters in Po Toi Islands are regularly visited by finless porpoises[27]. The Humpback Whale (*Megaptera novaeangliae*) recorded in March 2009 (**Figure 4.2**) could be regularly seen from the west coast of Po Toi during its stay in HK waters.

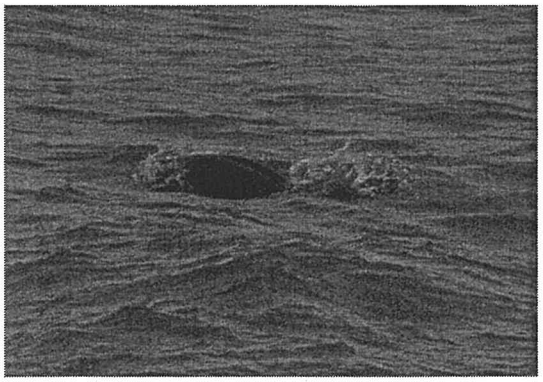


Figure 4.1 Finless Porposie



Figure 4.2 Humpback Whale

[27] http://www.hkdcs.org/assets/files/whales_dolphins/section2_dandw_cihk_finless_poropoises.pdf

The SWNT DSR in 2001 also identifies the coastal waters of Po Toi Islands as Inshore Water Protection/Recreation Areas. The values of the area in terms of their natural coastal features, coral communities and marine organisms have been recognized. The study also suggests that low-density recreational developments that are properly managed could be considered for the area. The Po Toi Islands are suggested to be "significant areas" in both land and marine conservation as suggested by the Planning Department in 1998[28] (**Figure 4.3**). Based on information collected in recent years, in particular that of migratory birds, Po Toi should be considered as a "unique" area for conservation.

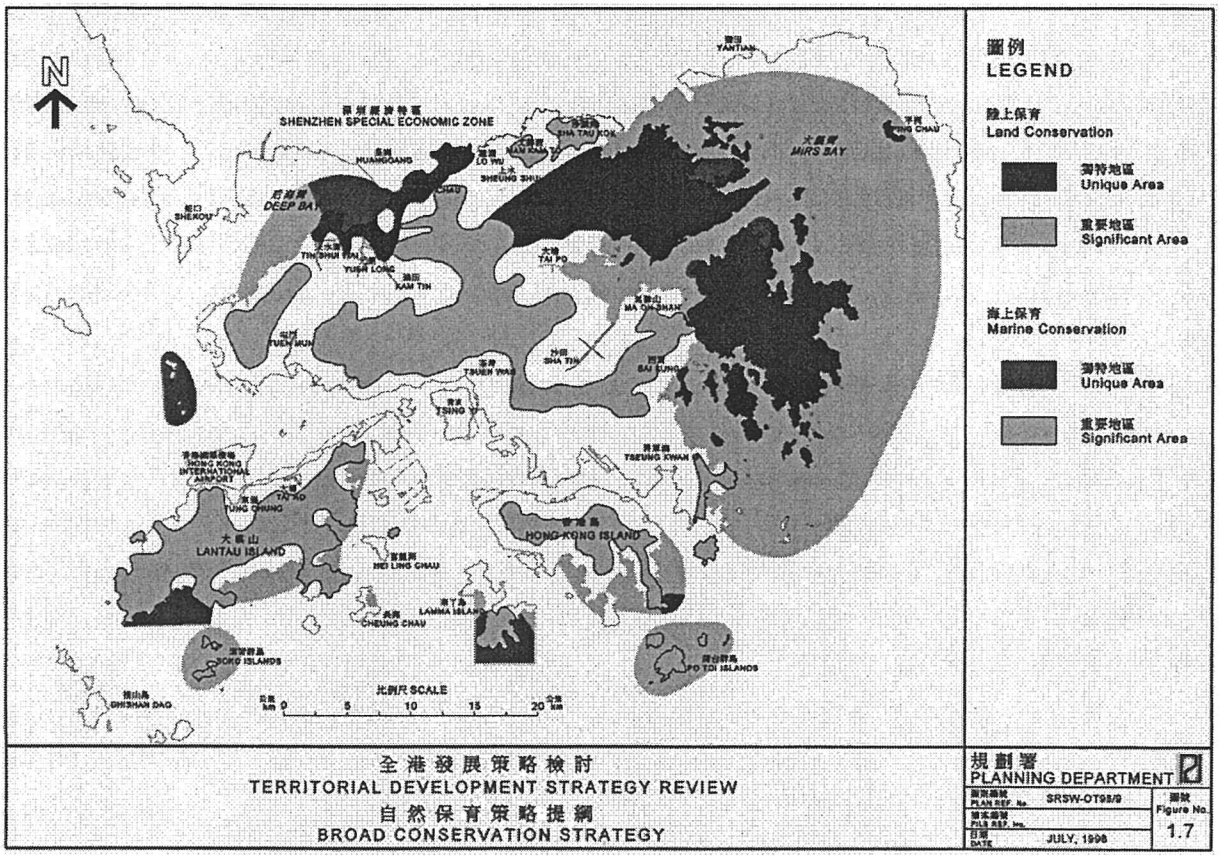


Figure 4.3 Territorial Development Strategy Review – Broad Conservation Strategy, taken from the SWNT DSR. The Po Toi Islands are suggested to be "significant areas" in marine conservation as suggested by the Planning Landscape Unit in 1993.

[28] Section 1.3 of the SWNT DSR, available from http://www.pland.gov.hk/pland_en/p_study/comp_s/swnt/final-report/1introduction.htm

4.2 Importance of the Po Toi Islands to breeding terns

Breeding colonies of terns are found on Waglan Island and Lo Chau Pak Pai. The healthiness of the surrounding marine ecosystem is crucial to their breeding success, as they largely depend on the surrounding waters for foraging. Breeding terns have foraging range from within 2 km of their colonies[29] to up to 15 km[30]. Therefore, the waters surrounding the Po Toi islands are important foraging areas for breeding terns. They should be protected and managed using an eco-system approach under the Convention on Biological Diversity[31].

4.3 Landscape value of the Po Toi Islands

The Po Toi Islands (Po Toi, Mat Chau, Beaufort Island, Sung Kong and Waglan Island) are of high landscape value as confirmed by the Planning Department (Landscape Value Mapping of Hong Kong) in its study completed in 2005. The overall landscape value of these islands as a whole is an important element of Po Toi's recreational value.

[29] http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=800
[30] http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=82845
[31] http://www.cbd.int/ecosystem/

5. Recreation, landscape and heritage value of Po Toi

5.1 Island History and population

Po Toi is a prehistoric site and has a fascinating history over the last 100 years reflecting that of Hong Kong, both pre WWII, during WWII when a Japanese outpost was stationed on the island and post WWII as a fishing village with over 1000 inhabitants declining through the last decades into a largely derelict village with a resident population of about 20[32]-100 persons[33].

5.2 Landscape and Geology

The total area of Po Toi is about 369 hectares. Existing settlements are concentrated in Tai Wan where there a recognized village and scattered houses are found near the Pier at Wan Chai. Secondary Forests with large *Fung Shui* trees are found in Tai Wan and Wan Chai in proximity to existing settlements and around the old Po Toi School. The rest of the island is covered by rocky outcrops, shrubs and grass.

The highest accessible peak on Po Toi is 188 metres and a relatively easy walk from Tai Wan Pier. Spectacular views can be obtained from here on clear days, reaching up to Ma On Shan and Pat Sing Leng in the north, the Lantau Island peaks in the west, the islands of Wanshan Qundao to the south and the South China Sea to the east.

Po Toi is largely granite, and the weathering of the rock has produced several remarkable rock formations which are of great interest to visitors. These include Buddha's Palm Cliff (**Figure 5.1**), Monk Rock and Tortoise Rock on the south peninsular and Coffin Rock near Ma's Old House, which could be accessed via a concrete trail.

5.3 Cultural heritage

A Spring Festival (太平清醮) including Chinese Opera and dragon-boat racing in the harbour is held every year in April. This attracts thousands of visitors (**Figure 5.2**).

Seaweed is also a famous product from Po Toi. Seaweed is being collected along the shore and is dried under the sun.

[32] HKBWS observation
[33] 7.3 of the Explanatory Statement of Draft Po Toi Islands Development Permission Area Plan (DPA/I-PTI/1)

The rock carvings on Po Toi are declared monuments which are believed to be more than 3000 years old.

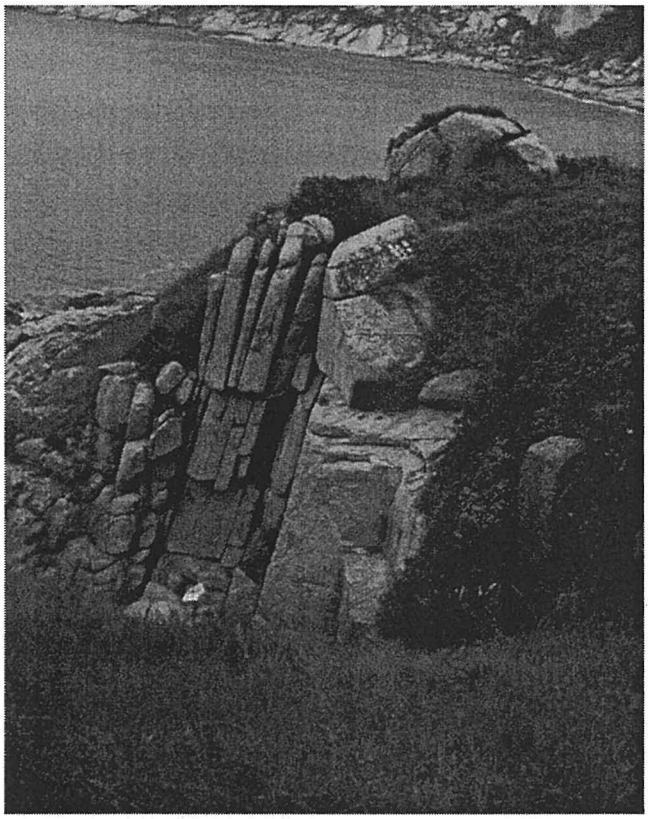


Figure 5.1 Buddha's Palm Cliff, one of several spectacular rock formations on Po Toi



Figure 5.2 The harbour on Festival Day

5.4 Recreational and educational activities

Wildlife photographers and bird watchers are very regular visitors to Po Toi, especially during the peak season for bird migration in spring and autumn. The HKBWS organises outing activities to Po Toi and nearby waters during spring and autumn (**Figure 5.3**).



Figure 5.3 HKBWS organises bird-watching outings to Po Toi Islands

Professional and recreational fishermen use the waters around Po Toi in large numbers.

Po Toi has largely unpolluted air and is far from bright lights at night, making it ideal for star-watchers and amateur astronomers.

Hiking and eco-tour groups, individual or organized, are regular, sometimes in large numbers particularly at weekends from spring to autumn. The Tsui Wah and Yau Ma Tei Ferry Companies operate weekly guided tours through the accessible southern part Po Toi between spring and autumn. Many casual visitors come to Po Toi from spring to autumn and the island can often be quite crowded, particularly at weekends and on festival days such as Ching Ming.

School groups are often seen on organized day trips.

5.5 Transport and utilities

Regular Ferry services are operated by the Tsui Wah Ferry Service on Tuesdays, Thrusdays, Saturdays, Sundays and Public Holidays. Addition boat services may be provided by the company such as during Spring Festival.

The Ming Kee Restaurant and other smaller cafes around the harbour are all popular and local residents sell snacks, drinks, local dried seaweed and other products to the visitors.

A public toilet is available at Tai Wan and portable toilets are provided near the pier at Wan Tsai as well as at Ngong Chong.

Water and electricity supply is limited and not stable in the island. If Country Park is designated, the AFCD would be responsible for provision of recreation and education facilities[34]. The designation would thus benefit both local residents and visitors, by provision of necessary infrastructures as well as increasing the number of tourists and visitors.

[34] http://www.afcd.gov.hk/english/country/cou_lea/the_facts.htm

6. Justification for Country Park Designation

6.1 The need of designating Po Toi Islands as Country Park

The introduction of planning control under the Town Planning Ordinance (Cap. 131) alone would not be adequate to fully protect the conservation value of Po Toi Islands. Activities that do not constitute a change in land use, such as clearance of vegetation, would not require planning approval from the Town Planning board. The designation of Country Park allows the Agriculture, Fisheries and Conservation Department to manage the site and control such activities under the Country Parks Ordinance (Cap. 208). This is essential in order to maintain the ecological value of the islands.

The department is also responsible for deploying resources to improve and manage the facilities on Po Toi Islands if they are designated as Country Park. This would benefit both residents and visitors and the environmental impact of provision or maintenance of facilities would be minimized under the supervision of the department. At present, rural small projects are approved by the District Council and co-ordinated by the Home Affairs Department under the District Minor Works (DMW) programme. The department and district councils often have limited knowledge on the protection of the sensitive environment, and concerns have been raised by Green Groups about the damage on environment by these works. For example, a work on Po Toi could be more environmental friendly if the work has avoided wet season which is unfavourable for work (**Figure 6.1**). These small projects would be more environmentally friendly and carefully planned if they are under the direct supervision of AFCD and the Country and Marine Parks Board.

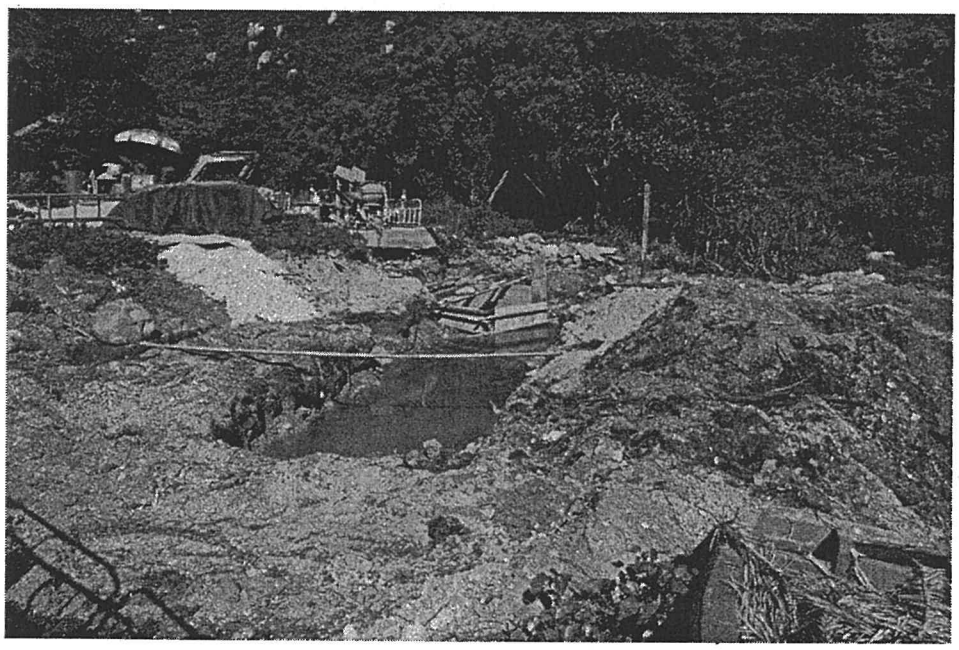


Figure 6.1 A work carried out by the Home Affairs Department in 2012 on Po Toi Island, which introduced disturbances to the environment and migratory birds.

6.2 Justification of designating Po Toi Islands as Country Park

The South West New Territories Development Strategy Review (SWNT DSR) in 2001 has recommended the designation of Country Park. Po Toi is suitable for the designation of Country Park based on the Principles and Criteria for the Designation of New Country Parks, AFCD (2011)[35] (**Table 6.1**):

Table 6.1 Table showing that Po Toi Islands meet the criteria for designation of country parks

Principles and Criteria for the Designation of New Country Parks (AFCD 2011)	**Po Toi Islands**
I. Intrinsic Criteria	
A. Conservation value "*Areas with features of special biological, geological or historical interest or the presence of representative species or habitats of the territory have high conservation value, thus deserving special care and protection by designating them as country parks*".	As listed in Table 3.1 of this document, Po Toi Islands supports a high diversity of species of conservation interest which are special and unique in Hong Kong, including internationally threatened species such as Romer's Tree Frog and migratory birds. **The area is therefore high in conservation value and unique in Hong Kong, thus deserve special care and protection.**
B. Landscape and aesthetic value (a) degree of naturalness (b) scenic quality (c) the integrity, completeness, uniqueness of the topography (d) presence of distinctive, representative features of visual interest (e) effect or urban development and presence of eyesores	(a) Po Toi Islands are largely natural with limited village development on Tai Wan, Po Toi. (b) The scenic quality has been recognized by the Planning Department in a territory-wide landscape mapping study. (c) The Po Toi Islands constitute a complete island landscape. (d) There are many geological features found on Po Toi, including many famous rock formations such as Turtle Rock and Buddha's Palm. (e) Po Toi Islands is a group of remote islands away from urbanised areas. Apart from the areas affected by recent suspected unauthorized developments, significant eyesores is absent. The Po Toi Islands therefore have **high landscape and aesthetic value.**

[35] http://www.afcd.gov.hk/english/aboutus/abt_adv/files/common/WP_CMPB_6_2011eng.pdf

Principles and Criteria for the Designation of New Country Parks (AFCD 2011)	Po Toi Islands
C. Recreational Potential *"..Usually, areas with potential to provide an optimal range of informal outdoor recreation for the general public are considered suitable as country parks..."*	Po Toi Island is served by ferry service and is a famous holiday destination for outdoor recreational activities such as hiking, wildlife watching and photography. These existing activities are compatible with the conservation of the biodiversity on the island. **The recreational potential of the Po Toi Island is considered high.**
II. Demarcation Criteria	
A. Size A country park usually comprises an extensive area of land of a continuous nature. Small or fragmented pockets of land not contiguous to existing country parks may not be suitable to be developed as country parks.	The Po Toi Islands covers a total area of 550ha and the Po Toi Island is about 370ha. It is smaller than the average size of a country park (1800ha) but larger than the average of a special area (100ha).
B. Proximity to existing Country Parks	Po Toi Islands is located in the South-east of Hong Kong. The closest country park is the Shek O Country Park which is about 2km from Beaufort Island and 3km from Po Toi.
C. Land status	**Most of the land on Po Toi Islands are government land.** Patches of private land are found in Tai Wan and Wan Tsai of Po Toi.
D. Land use compatibility	Apart from a small rural village and settlements on Tai Wan and Wan Tsai of Po Toi, the remaining of Po Toi Islands are largely natural and undeveloped. It is considered the **land uses are compatible with the Country Park setting.**
III. Protection Measures	
A. Country Park or Special area under the Country Parks Ordinance	Although the Po Toi Islands are largely government land, there are also small areas of private land on Po Toi which are of high ecological value. They form an integral part of the natural environment. Unfavourable developments would cause habitat loss and off-site disturbances, which would adversely affect the biodiversity and landscape value. In order to protect the integrity of

Principles and Criteria for the Designation of New Country Parks (AFCD 2011)	Po Toi Islands
	the environment, and that Po Toi serves the purposes of nature conservation, countryside recreation and nature education, it is suggested that the Po Toi Islands should be designated as Country Park.
B. Statutory plans under the Town Planning Ordinance	The Po Toi Islands Development Permission Area Plan serves as an interim measure to control incompatible developments. It is considered that Po Toi Islands meets the criteria of Country Parks and thus should be designated as a Country Park.
Conclusion	**The Po Toi Islands meet all of the Intrinsic Criteria and most of the Demarcation Criteria for country park designation.**

6.3 Our responsibilities under international conventions

The Convention of Biological Diversity (CBD) has been extended to Hong Kong in May 2011. Under the convention, the designation of Po Toi Islands as Country Park is in line with the targets of the convention (**Table 6.2**):

Table 6.2 Table showing that designation of Country Park and relevant CBD articles and targets

Article Text / Aichi Biodiversity Targets	*Designating Po Toi Islands as Country Park would:*
Article 8. In situ Conservation[36]	
(a) Establish a system of protected areas or areas where special measures need to be taken to conserve biological diversity;	Designate natural habitats which supports a rich biodiversity as a protected area and enrich Hong Kong's Country Park Network;
(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;	Allow active and resourced management measures as a protected area for conservation of biodiversity;

[36] http://www.cbd.int/convention/articles/?a=cbd-08

Article Text / Aichi Biodiversity Targets	***Designating Po Toi Islands as Country Park would:***
(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;	Allow active and resourced management measures as a protected area for conservation of biodiversity;
(d) Promote the protection of ecosystems, natural habitats and the maintenance of viable populations of species in natural surroundings;	Allow active and resourced management measures carried out by the authority to conserve internationally important species;
(e) Promote environmentally sound and sustainable development in areas adjacent to protected areas with a view to furthering protection of these areas;	Regulate developments under the supervision of the Country and Marine Parks Board, and protect the islands from urban developments; Promote sustainable developments such as eco-tourism
(h) Prevent the introduction of, control or eradicate those alien species which threaten ecosystems, habitats or species;	Allow management measures to control activities which may introduce exotic species to Po Toi Islands;
(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;	Provide necessary infrastructure or facilities for the sustainable use (recreational use) and regulate compatible activities/land uses on Po Toi;
(k) Develop or maintain necessary legislation and/or other regulatory provisions for the protection of threatened species and populations;	Protect the sensitive habitats supporting threatened species in terms of statutory protection under Country Park Ordinance;
Article 11. Incentive Measures[37]	
Each Contracting Party shall, as far as possible and as appropriate, adopt economically and socially sound measures that act as incentives for the conservation and sustainable use of components of biological diversity.	Promote sustainable use of biodiversity resources (e.g. eco-tourism) on the islands which would be beneficial for local residents;

[37] http://www.cbd.int/convention/articles/?a=cbd-11

Article 13. Public Education and Awareness[38]	
(a) Promote and encourage understanding of the importance of, and the measures required for, the conservation of biological diversity, as well as its propagation through media, and the inclusion of these topics in educational programmes;	Promote the conservation of biodiversity, in particular Romer's Tree Frog, migratory birds and butterflies using educational means, e.g. information boards, nature education walks, guided tours, etc;
Aichi Biodiversity Targets[39]	
Target 5: By 2020, the rate of loss of all natural habitats, including forests, is at least halved and where feasible brought close to zero, and degradation and fragmentation is significantly reduced.	Control activities such as vegetation clearance under Country Parks Ordinance and offer statutory protection for the islands in order to prevent habitat loss;
Target 9: By 2020, invasive alien species and pathways are identified and prioritized, priority species are controlled or eradicated, and measures are in place to manage pathways to prevent their introduction and establishment.	Prevent and control exotic species which may adversely impact native biodiversity on the islands through management plans;
Target 11 By 2020, at least 17 per cent of terrestrial and inland water, and 10 per cent of coastal and marine areas, especially areas of particular importance for biodiversity and ecosystem services, are conserved through effectively and equitably managed, ecologically representative and well connected systems of protected areas and other effective area-based conservation measures, and integrated into the wider landscapes and seascapes.	Enhance Hong Kong's protected area network by protecting the Po Toi Islands which is of unique conservation (biodiversity and landscape) value and is internationally important;
Target 12 By 2020 the extinction of known threatened species has been prevented and their conservation status, particularly of those most in decline, has been improved and sustained.	Adequately protect the habitats of threatened species (e.g. Romer's Tree Frog) and allow active management measures to protect these species from extinction.

[38] http://www.cbd.int/convention/articles/?a=cbd-13
[39] http://www.cbd.int/sp/targets/

6.4 The Chief Executive's election manifesto

The designation of Po Toi Islands as Country Park is in line with Policy Platform of Environment Protection and Conservation of the Chief Executive's election manifesto[40]:

Table 6.3 Table showing the designation of Po Toi Islands as Country Park is in line with the Chief Executive's election manifesto on Environment Protection and Conservation

The Chief Executive's election manifesto on Environment Protection and Conservation	***Designating Po Toi Islands as Country Park would:***
(a) re-examine our environmental protection policy from the perspective of sustainable development, take effective measures to provide a high quality living environment for the community and build Hong Kong into a modern livable city; (P.67)	Promote sustainable use of our natural resources, improve our living quality through conserving the important habitats and landscape for the enjoyment of Hong Kong People in the future, and is an important step for Hong Kong to become the top city in Asia in terms of Environmental Protection by fulfilling the requirements of the Convention on Biological Diversity.
11. Examine the 2004 Nature Conservation Policy in accordance with the Convention on Biological Diversity and formulate a comprehensive package of nature conservation policies in line with new circumstances. We will also compile an endangered species register and draw up corresponding protective measures; (P. 69)	Be a responsibility of Hong Kong under international conventions such as the Convention on Biological Diversity, and would also help to conserve locally or internationally endangered species;
12. We will refine the conservation and development of our country parks, extend coastal parks by phases, and develop other kinds of reserves to expand the ecological capacity of Hong Kong; (P.69)	Further develop our Country Park network, promote sustainable development and expand the ecological capacity of Hong Kong;
13. We will take steps to protect outstanding natural scenery as one of our nature conservation objectives, identify places of high scenic value in the territory and adopt appropriate protective measures; (P.69)	Protect the remote islands with is of outstanding natural landscape with the designation of CP is most appropriate and comprehensive protection measure;

[40] Leung, C.Y., 2012, Manifesto for the Chief Executive Election 2012: One Heart, One Vision

7. Public and local support

7.1 Public support in statutory consultation progress

During the exhibition period of the Draft Po Toi Islands Development Permission Area Plan, 82 representations and 619 comments supporting the plan were received by the Town Planning Board[41], including 12 Green Groups and Concern Groups. Most of these comments are supporting the conservation of biodiversity and landscape of the Po Toi Islands and raised concerns about the suspected unauthorized developments in the area.

7.2 Public support in internet campaigns

As of 27 April 2015, there are more than 1300 "likes" on the "支持蒲台郊野公園 Support Po Toi Country Park" Facebook Page[42]. Many members of the public showed their concern on Po Toi and shared their views and findings on the Facebook page. Moreover, more than 6,000 people participated in the online petition initiated by the HKBWS, mainly showing their concerns on the zonings proposed in the Draft Po Toi Islands OZP and their support in designation of Po Toi Islands as Country Park.

7.3 Local Support

A number of Po Toi residents and villagers also supported the conservation of Po Toi's environment and expressed deep concern on the suspected columbarium development. They have presented their views during the Town Planning Board hearing for the Draft Po Toi Islands Development Permission Area Plan on 28 September 2012, and prepared banners (**Figures 7.1 and 7.2**) expressing their concern.

[41] Minutes of 1020th Meeting of the Town Planning Board held on 28.9.2012
[42] http://www.facebook.com/SupportPoToi



Figure 7.1 One of the banners prepared by villagers being put on Po Toi



Figure 7.2 Banner prepared by villagers to oppose ecological destruction at Po Toi

8. Conclusion

Po Toi has high conservation value and scientific value which is unique in Hong Kong. Therefore, important habitats for migratory birds, Romer's Tree Frog and rare butterflies should be zoned as "Site of Special Scientific Interest" to reflect their conservation value.

Other areas such as hillside grassland and shrub land on Ngong Chong and the North-eastern part of the island should be protected because they are also important stop-over points for many migratory birds. These also include areas where special rock formations are found, where changes to landscape may have impacts on them.

The proposed SSSI is in line with the general planning intention of the Draft OZP and is essential for the conservation of Po Toi which is internationally important in biodiversity conservation.

Given the recreational, ecological, cultural and landscape value of the Po Toi Islands, designation of Country Park or Special Area are favourable options for the islands. The designation has been suggested by the Planning Department in 2001 and supported by AFCD. This would protect the conservation value of Po Toi Islands and allow biodiversity management in order to conserve and improve Po Toi's ecological value. The designation would benefit residents by the provision of necessary infrastructures as well as attracting more tourists and visitors.

The above proposal is supported by the Government, the general public and many local villagers. It is an important step towards the targets of the Convention on Biological Diversity and is in line with the Chief Executive's Policy Platform for environment protection and conservation.

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The Hong Kong Bird Watching Society
7/C V Ga Building
532 Castle Peak Road
Lai Chi Kok, Kowloon

Tel: 2377 4387
Fax: 2314 3687
E-mail: hkbws@hkbws.org.hk
Website: http://www.hkbws.org.hk/

Third edition April 2015

Authors

Geoff WELCH, Mike KILBURN, CHENG Nok Ming, Jocelyn HO, WOO Ming Chuan

Special thanks

The HKBWS would like to thank Mr. Ruy Barretto S.C. who provided valuable insights and technical advice on this document, and the following individuals who assisted in the completion of this paper:

Photographers:
Allen Chan, Peter Chan, Cheng Nok Ming, Owen Chiang, H. F. Cheung, Pippen Ho, Eliza Hui, Eling Lee, Aaron and Brenda Lo, Harry Miller, C. W. So, Geoff Welch, Ondy Wong, Peter and Michelle Wong, and Yam Wing Yiu.

"Support Po Toi Country Park" logo designed by:
MaoMorning

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Hong Kong, 27 April 2015

Mr. Thomas Chow Tat Ming
Chairman of the Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Email: tpbpd@pland.gov.hk

TPB/R/S/I-PTI/1-14

Dear Chairman and Members,

Re: Draft Po Toi Islands Outline Zoning Plan
No. S/I-PTI/1

Po Toi Islands are unique and an internationally ecologically important site for bird migration due to its geographical location and its undeveloped condition. Po Toi is the southern-most island of Hong Kong and is recognized as an important stop for migratory birds and a site with a natural population of Romer's Tree Frogs. The variety of bird species found here cover 60% of all the species found in Hong Kong. In 1993, the Planning Department's Territorial Development Strategy Review (TDSR) listed the island as a potential country park.

Po Toi Island attracts local and international visitors who come to enjoy the abundance of fauna and flora, special rocky landscape and local culture. The high ecological, landscape and recreational value of Po Toi Islands are undeniable.

We urge for a comprehensive and progressive Outline Zoning Plan strengthening control over development on Po Toi Islands, and which preclude future incorporation of the islands under the country park ordinance.

Limit the development area for Small Houses and low-density development

- There is limited infrastructure including water supply, electricity, drainage, sewerage and transport. The capacity of the area is not capable of coping with an increase of local population and economic activities without the risk of significant negative impacts on the environment.

- We object to the broad-brush zoning of 'R (D)'. There is no justification for covering a large area of undeveloped land here for development. 'R (D)' zoning should be limited to existing structures for the intended purpose of this zoning, which is to allow primarily the improvement, and upgrading of existing temporary structures within the rural area through redevelopment of existing temporary structures into permanent building. It should not designate new land for further development.

- The proposed 'R (D)' and VTD zones encroach on crucial mature woodland on the island. According to Town Planning Paper 9800, Paragraph 8.2. 'The coastal areas of Tai Wan and Wan Tsai are covered with coastal woodland vegetation including large native mature trees within Po Toi Village, mangroves and shrub-land with tree clumps, which serves as a significant ecological resource to sustain the migratory birds.'

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- The boundary of the R (D) and VTD zones should be adjusted to carefully exclude the mature woodland and important ecological habitat to protect these from development. The impacts of development in this small ecosystem is irreversible and should be reconsidered and rejected.

Green Belt zoning provides insufficient protection

- Columbarium, House or small house should be removed from column 1 or 2 for AGR or GB zones. Ongoing "fake farming" and other forms of destruction of ecological values on private land zoned for agriculture and green belt can be observed throughout Hong Kong in clear efforts by owners to reduce the conservation value of their land and in the hope of having a greater chance of obtaining approval of development on their land. It is also unfair on land owners which are faced with unclear land use status, development opportunities and potential land values.

- There is evidence of developers planning the construction of columbaria on the Island in the recent past. Zoning GB would create a false hope for land owners and promote a 'destroy first' behaviour as seen in the past.

- We therefore urge for Po Toi to be covered as CA or SSSI.

Proper zoning and protection for historic village

- Tai Wan village is recognized as a Site of Archaeological Interest by the Antiquities and Monuments Office.

- Hong Kong Underwater Archaeological Association has discovered objects from WII under the waters close to Po Toi Islands. We believe that proper zoning on the island could help on the meaningful archaeology work.

- Any development here should be subject approvals by the responsible department.

Designing Hong Kong Limited
April 2015



The existing dense mature woodland should be conserved and protected from development.

tpbpd

寄件者:	Paul Zimmerman [paul@designinghongkong.com]
寄件日期:	27日04月2015年星期一 23:22
收件者:	tpbpd@pland.gov.hk
副本:	Debby Chan
主旨:	Po Toi representation
附件:	20150427 DHK OZP PTI 1_Apr 2015.doc

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Best Regards,
Debby Chan Ka Lam
Designing Hong Kong Limited
Tel: 3104 3107
Fax: 2187 2305
Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong
Website: http://www.designinghongkong.com/
Facebook Page: https://www.facebook.com/DesigningHongKong

689

tpbpd

TPB/R/S/I-PTI/1-15

寄件者: Andrew Chan (Local Biodiversity) [cmchan@wwf.org.hk]
寄件日期: 27日04月2015年星期一 14:44
收件者: tpbpd@pland.gov.hk
主旨: Draft Po Toi Islands OZP_S_I-PTI_1_2015 04 (Apr) WWF
附件: Draft Po Toi Islands OZP_S_I-PTI_1_2015 04 (Apr).dat

Dear Sir/Madam,

Please find attached our submission on the captioned.

Thank you for your attention.

Yours faithfully,

Andrew Chan
Conservation Officer, Local Biodiversity World Wide Fund For Nature Hong Kong
銖晲??芰 ã(擐躎葛)?粹???
15/F, Manhattan Centre,
8 Kwai Cheong Road,
Kwai Chung, New Territories
Tel: (852) 2161 9667
Fax: (852) 2845 2764
Website: www.wwf.org.hk

WWF Hong Kong works to ensure a better environment for present and future generations in Hong Kong
(See attached: Draft Po Toi Islands
OZP_S_I-PTI_1_2015 04 (Apr) WWF)
Registered Name 闥餃??滨迂: World Wide Fund For Nature Hong Kong 銖晲??芰 ã(擐躎葛)?粹???
(Incorporated in Hong Kong with limited liability by guarantee
?潮?皜航酉?膟?蝡讠??嬈??廠??砍虬)

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</SPAN>Ple= ase find attached our submission on the captioned.

Thank you for = your attention.

Yours faithfully, <?xml:namespace prefix =3D o ns = =3D "urn:schemas-microsoft-com:office:office" /><o:p></o:p></DIV> <P style=3D"LINE-HEIGHT: normal; MARGIN: 0in 0in 0pt" class=3DMsoNormal><SP= AN style=3D"FONT-FAMILY: 'Tahoma','sans-serif'; COLOR: black; FONT-SIZE: = 10pt; mso-fareast-font-family: 'Times New Roman'"> <o:p></o:p></SPAN><= /P> <P style=3D"LINE-HEIGHT: normal; MARGIN: 0in 0in 0.75pt" class=3DMsoNormal>= <SPAN style=3D"FONT-FAMILY: 'Arial','sans-serif'; COLOR: black; FONT-SIZE: = 10pt; mso-fareast-font-family: 'Times New Roman'">Andrew Chan
Conservati= on Officer, Local Biodiversity
World Wide Fund For Nature Hong Kong = </SPAN></P> <P style=3D"LINE-HEIGHT: normal; MARGIN: 0in 0in 0.75pt" class=3DMsoNormal>= <SPAN style=3D"FONT-FAMILY: 'Arial','sans-serif'; COLOR: black; FONT-SIZE: = 10pt;

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'Times New Roman'">15/F, Manhattan Centre, =
<BR>8 Kwai Cheong Road, <BR>Kwai Chung, New Territories<BR>Tel: (852) 2161 =
9667<BR>Fax: (852) 2845 2764<BR>Website: www.wwf.org.hk<BR><BR>WWF Hong = Kong works to
ensure a better environment for present and future<BR>generat= ions in Hong Kong (See attached: Draft
Po Toi Islands OZP_S_I-PTI_1_2015 =
04 (Apr) WWF)</SPAN></P><BR>

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      Hong Kong &#19990;&#30028;&#33258;&#28982;(&#39321;&#28207;)&#22522;&=
#37329;&#26371;
(Incorporated in Hong Kong with limited liability by guarantee &#26044;&#39=
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;&#38480;&#20844;&#21496;)</font>
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世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre,
8 Kwai Cheong Road,
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax:+852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

for a living planet®

Our Ref.: SHK /LDD 11/15
27 Apr 2015

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

By E-mail ONLY

Dear Sir/Madam,

Re: Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

WWF would like to object the captioned draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1. Our reasons are stated and explained as follow:

Ecological importance of Po Toi Islands

Po Toi Islands are outlying islands located at the most southern boundary of Hong Kong out into South China Sea. The geographical location of Po Toi Islands is so special that it falls directly onto the migration routes of migratory land birds (Fig. 1).This geographical importance is associated with the habitats of Po Toi Islands, in particular to the mature woodlands whereas are roosting and foraging sites that are crucial to migratory birds which have already exhausted from their long journey over the South China Sea. Therefore, **we consider that Po Toi Islands are extremely important resting and refueling stop for migratory birds in the Hong Kong territory**.

According to the latest information from the Hong Kong Bird Watching Society (HKBWS), 328 bird species[1], which accounts for over 60% of total number of bird species in Hong Kong, have been recorded at Po Toi Islands. Moreover, Ijima's Leaf Warbler, which is the first record for Hong Kong and China[2], has been recently recorded at Po Toi Islands in March 2015[3]. Besides, the islands are habitats for many rare and endangered species other than birds, e.g. Romer's

[1] http://www.hkbws.org.hk/BBS/viewthread.php?tid=23166&extra=page%3D1
[2] Apple Daily 2015. 蒲台島擬起樓 勢趕絕瀕危鳥 [Online]. Hong Kong: Next Media Limited. Available at: http://hk.apple.nextmedia.com/news/art/20150426/19125996 [Accessed: 27 April 2015]
[3] *Ibid*

贊助人： 香港特區行政長官 梁振英先生, GBM,GBS, JP
主　席： 何閩建先生
行政總裁： 顧志邦先生

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務律師：孖士打律師行
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable CY Leung, GBM,GBS, JP Chief Executive of the HKSAR
Chairman: Mr Edward M Ho
CEO: Mr Adam Koo

Honorary Auditors: BDO Limited
Honorary Company Secretary: McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

tree frog ("Endangered" under IUCN Red List[4]), Tree gecko ("Regional Concern"[5]) and the rare butterfly Forget-me-not *Catochrysops strabo*. **All the above demonstrates the ecological importance of Po Toi Islands that a conservation approach should be adopted on the draft OZP in order to protect these habitats against any future incompatible development.**

Potential ecological impact of proposed "R(D)" zone

During our site visit on 23rd October 2014, we observed that two pieces of mature woodland lie within the proposed "Residential (D)" ("R(D)") zone and immediately at the back of the existing village settlements (Fig. 2). As mentioned in the above section, migratory birds used to roost at tall and mature trees and therefore we consider these patches of mature woodlands are of significance ecological value. While the mature woodland behind the village settlement has been excluded from the proposed "Village Type Development" zone under this draft OZP, we are still gravely concerned about the potential ecological impacts imposed by future developments to the woodlands in the proposed "R(D)" zone.

According to the Explanatory Statement of the captioned draft OZP, the planning intention of the "Residential (D)" zone is for improving and upgrading existing temporary structures through redevelopment and for low-rise, low-density residential developments subject to the Town Planning Board permission. Considering the ecological significance of this piece of woodland to migratory birds, we consider that this area should not be zoned as "R(D)" zone as we worried tree and vegetation removal will be carried out for future residential development, resulting in the loss of important roosting and foraging site for migratory birds. As such, **we recommend that the proposed "R(D)" zone should be rezoned into "Conservation Area" ("CA") so as to retain the ecological value of the woodlands and offer statutory protection to protect from any residential developments.**

Serious concern on "Holiday Camp" within the proposed "Conservation Area" zone

While we are proposing the "Conservation Area" ("CA") zone to replace the "R(D)" zone and supporting the "CA" zones in other parts of Po Toi Island, we also noted that "Holiday Camp", which includes huts, cabins or other shelters putting up for people on outings or vacation[6], can be permitted through planning application from the Town Planning Board (TPB)[7]. As we

[4] Michael Wai Neng Lau, Zhao Ermi 2004. *Liuixalus romeri*. The IUCN Red List of Threatened Species. Version 2014.3. <www.iucnredlist.org>. Downloaded on **24 April 2015**.
[5] Fellowes J. R., M. W. N. Lau, D. Dudgeon, G. T. Reels, G. W. J. Ades, G. J. Carey, B. P. L. Chan, R. C. Kendrick, K. S. Lee, M. R. Leven, K. D. P. Wilson, and Y. T. Yu. 2002. Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. *Memoirs of the Hong Kong Natural History Society* 25: 123-160)
[6] http://www.info.gov.hk/tpb/en/forms/dot_prev_index_ftoo.html#holiday
[7] Schedule of Uses of the captioned draft OZP

concerned that the construction of huts, cabins, shelters or other facilities may involve tree removal works, **we would like to remind the members of TPB to take into account for the potential ecological impacts such as tree removal and habitat fragmentation when processing any holiday camp application at "CA" zone in the future. Also, we consider that future village expansion should not impose any adverse impacts to the mature trees within the "V" zone.**

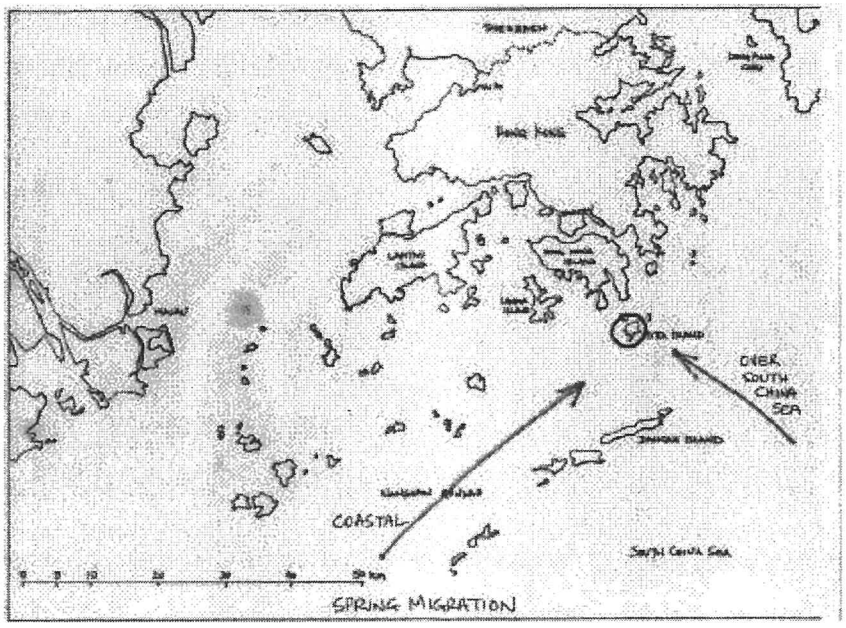
We hope our comments will be duly considered by the Board.

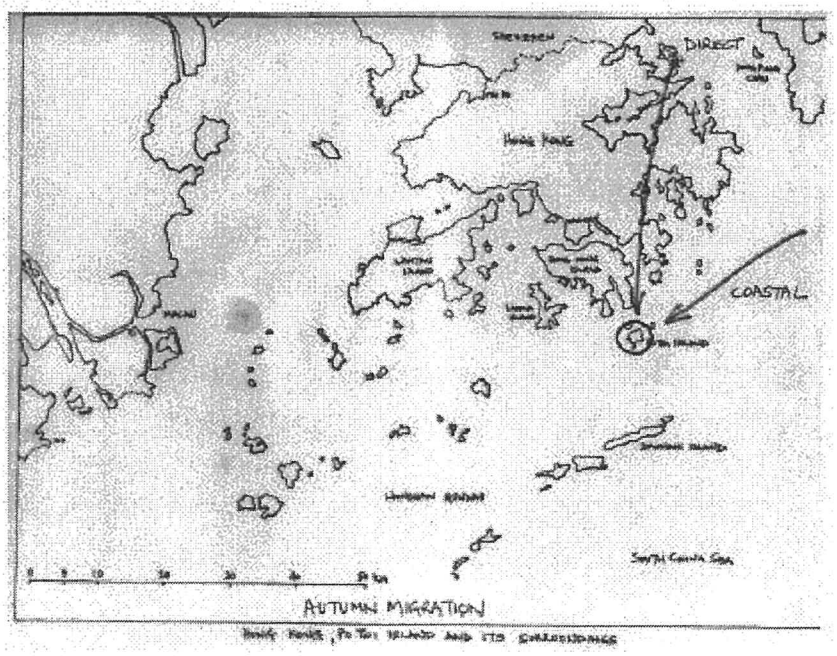
Thank you for your attention.

Yours faithfully,

Andrew Chan
Conservation Officer, Local Biodiversity

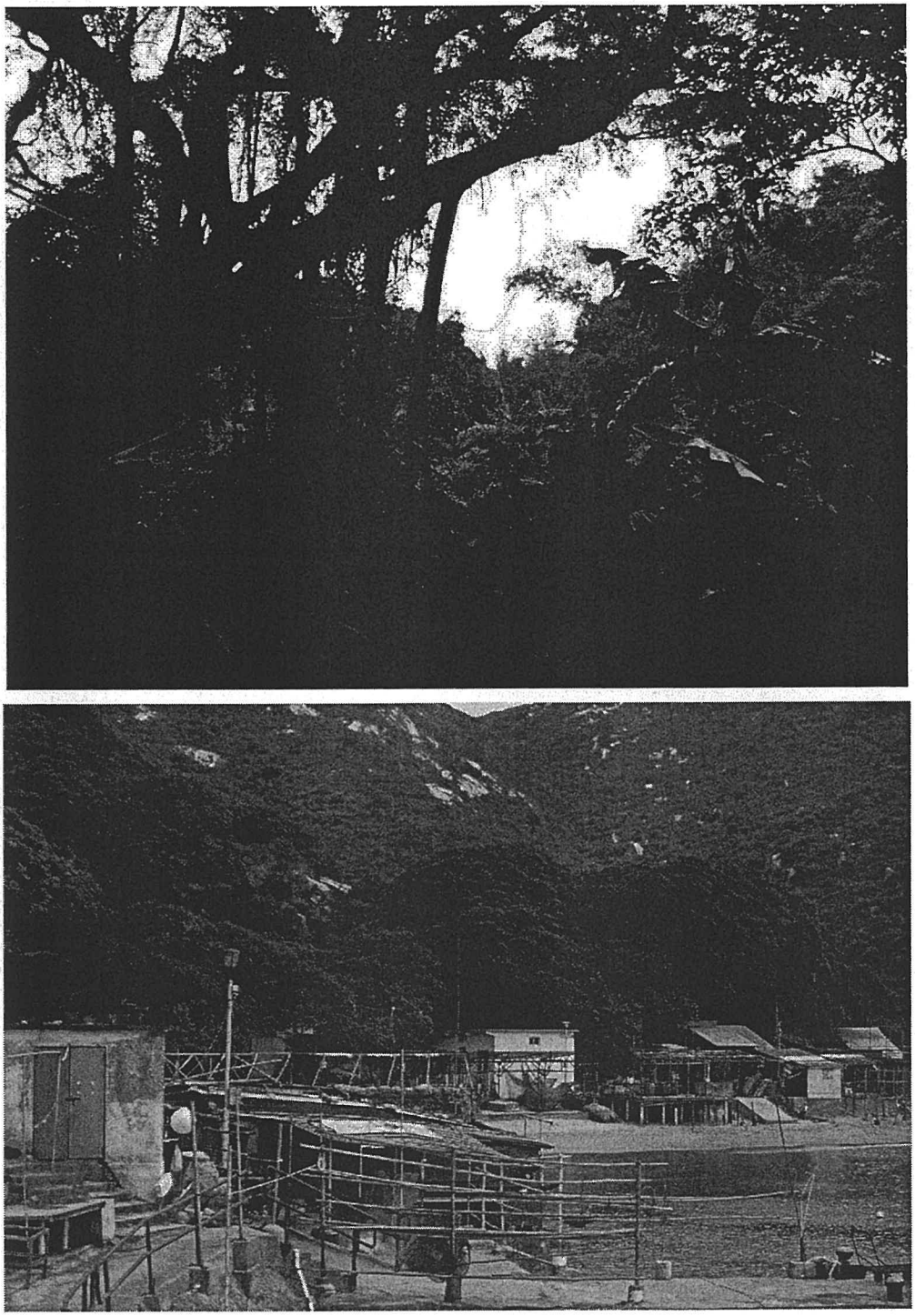
Fig. 1 Migration routes of migratory land birds in spring (above) and autumn (below) and location of Po Toi Island (red circle)[8]





[8] The Hong Kong Bird Watching Society 2012. *Proposal for a Site of Special Scientific Interests and Support for Country Park Designation on Po Toi Island* (1st Revision). The Hong Kong Bird Watching Society, the Hong Kong Special Administrative Region

Fig. 2 Mature woodlands in the proposed "R(D)" zone (above) and at the back of the existing village settlements (below) (Photos taken on 23rd Oct 2014)



tpbpd

TPB/R/S/I-PTI/1-16

寄件者: KFBG EAP [eap@kfbg.org]
寄件日期: 27日04月2015年星期一 15:14
收件者: tpbpd
副本: kkling@pland.gov.hk
主旨: KFBG's Objection to the Draft Po Toi Islands OZP No. S/I-PTI/1
附件: 150427 Draft Po Toi OZP.pdf

Dear Sir/ Madam,

Attached please see our comments regarding the captioned OZP.

Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.

(Email: tpbpd@pland.gov.hk)

27th April, 2015. **By email only**

Dear Sir/ Madam,

Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

1. We would like to express our strong concern regarding the above.

2. We saw the preliminary plan for the Po Toi Islands at the TPB Paper No. 9800 (for consideration by the TPB on 5th December, 2014). We then expressed significant concern we had in a meeting between the Planning Department (PlanD) and Environmental NGOs on 5th January, 2015, and also sent all relevant information through an email to the PlanD on 19th January, 2015. We in general objected to the R(D) zone proposed by the PlanD, and were concerned about the impacts on mature trees that the V zone would impose. As repeatedly mentioned, Po Toi is a well-recognised hotspot for migratory birds (for details please refer to the document prepared by the Hong Kong Bird Watching Society (HKBWS) for the Po Toi Islands DPA plan[1]) and the birds heavily rely on the trees present, especially those large and mature trees, as foraging and roosting grounds. Unfortunately, many mature trees on the island are located within/ immediately adjacent to the proposed R(D) zone and the proposed V zone (see **Figure 1**). In view of the nature of these zones, we were highly concerned that these trees would be impacted and thus the ecological value of the island as a whole would be affected. We then recommended to the PlanD the No-Go Areas (i.e., no-development zones) on the Po Toi Island (shown in **Figure 2**). The areas (red, yellow and blue; shown in **Figure 2**) were drawn based on information from the HKBWS, Green Power, aerial photos and the habitat map shown in an AFCD report (produced by The Chinese University of Hong Kong and submitted to the AFCD) entitled "*Service on Providing Information on the Suitability of South Lamma, Tung Lung Chau and Po Toi Islands to be Established as Country Parks*". We consider that the red area is very important to birds as it contains many mature trees. The yellow area contains young woodland which

[1] http://www.hkbws.org.hk/web/chi/potoi/PoToi_SSSI_CP_Proposal_2012oct.pdf

is ecologically connected with the red area; thus we consider that this area also has significance to birds. In addition, Po Toi Island is an area important to butterflies, and based on the information from Green Power, we recommended that the blue area should also be avoided. We already indicated to the PlanD that these areas should not be encroached by development, particularly the red and the blue areas.

3. However, we are disappointed to learn from the TPB Paper No. 9845 (for consideration by the TPB on 13th February, 2015) that our comments have not been adequately addressed. The R(D) zone is still situated in the area with many large, mature trees, and the V zone has even been extended further into the valley (as compared with the preliminary plan shown at TPB Paper No. 9800) which contains dense vegetation (including many trees).

4. We cannot understand why the PlanD insists on having an R(D) zone in an area with many large mature trees (see **Figures 1** and **3**). We do not object to having some additional recreational facilities (but should be of limited scale and at appropriate sites), in order to improve the infrastructure of the island, and thus allow more people to enjoy its natural beauty; but these facilities should of course be located in areas less ecologically sensitive. This makes common sense. It is not rational to zone the CORE areas of conservation value for housing development while making the FRINGE areas the CA zone. This is contrary to the principles of the Convention on Biological Diversity (CBD) which we are now bound by (the CBD was extended to Hong Kong in 2011). Indeed, one of the commitments of this international treaty is that governments need to establish protected areas to conserve biological diversity while promoting environmentally sound development around these areas[2].

5. The island already attracts many bird watchers[3] and hikers, even under the current condition (i.e., without proper water and electricity supplies and with limited transport facilities and infrastructures). We hope the TPB and the authorities can realise that visitors/ tourists go there not for shopping, but mainly for watching wildlife and enjoying the pristine environment and the natural landscape (i.e., they are not just tourists; they are 'eco-tourists'); most of them would probably not mind an area with limited infrastructures, but very likely all of them would object to a scenario where its natural landscape and bird watching hotspots (i.e., areas with big trees such as the R(D) zone) were affected, degraded or surrounded by

[2] https://www.cbd.int/convention/guide/default.shtml?id=nataction

[3] http://www.hkbws.org.hk/BBS/forumdisplay.php?fid=15

Figure 1. Big trees in the area close to the Tai Wan Public Pier and behind the existing village

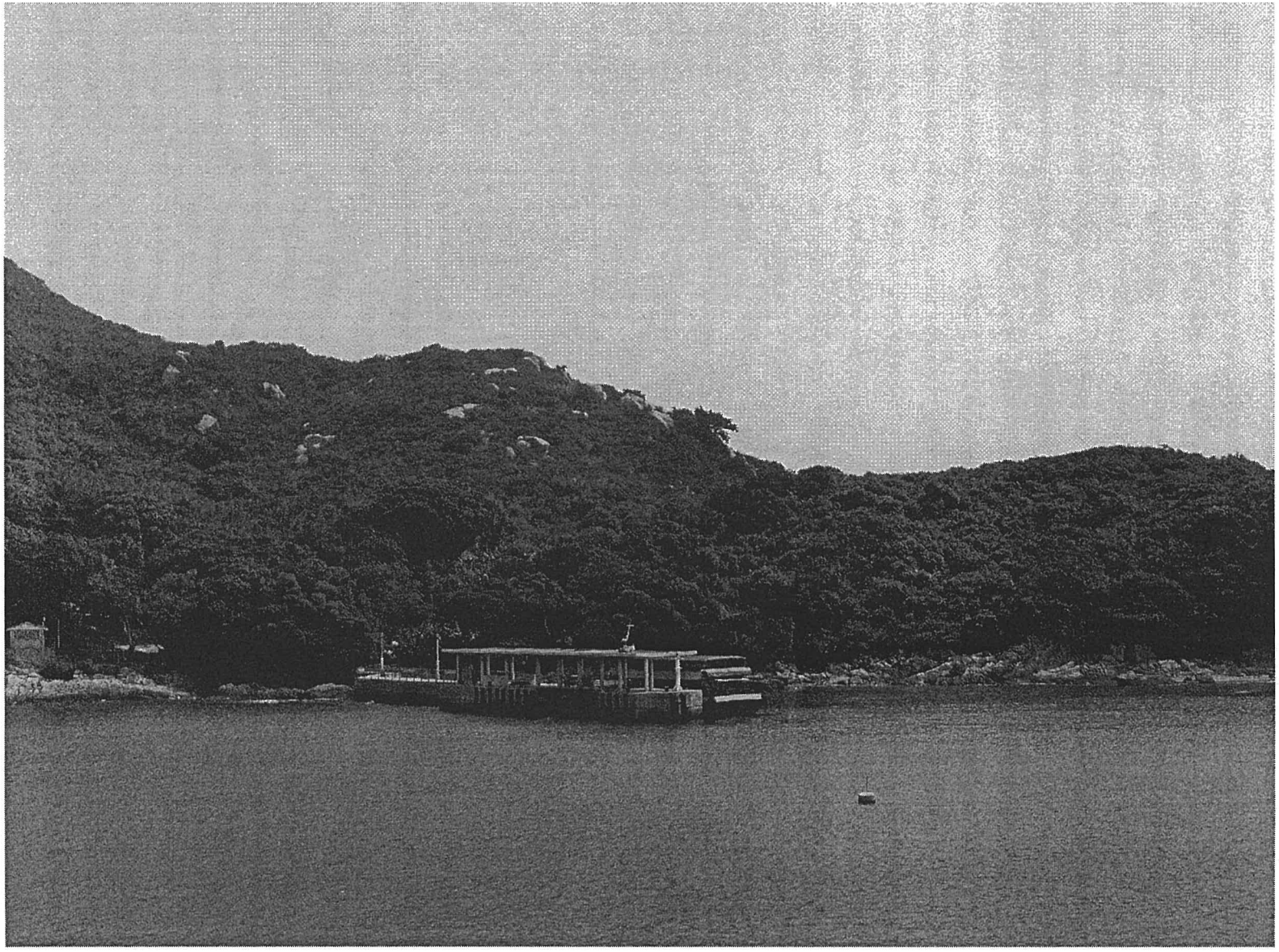


Figure 1. Con't

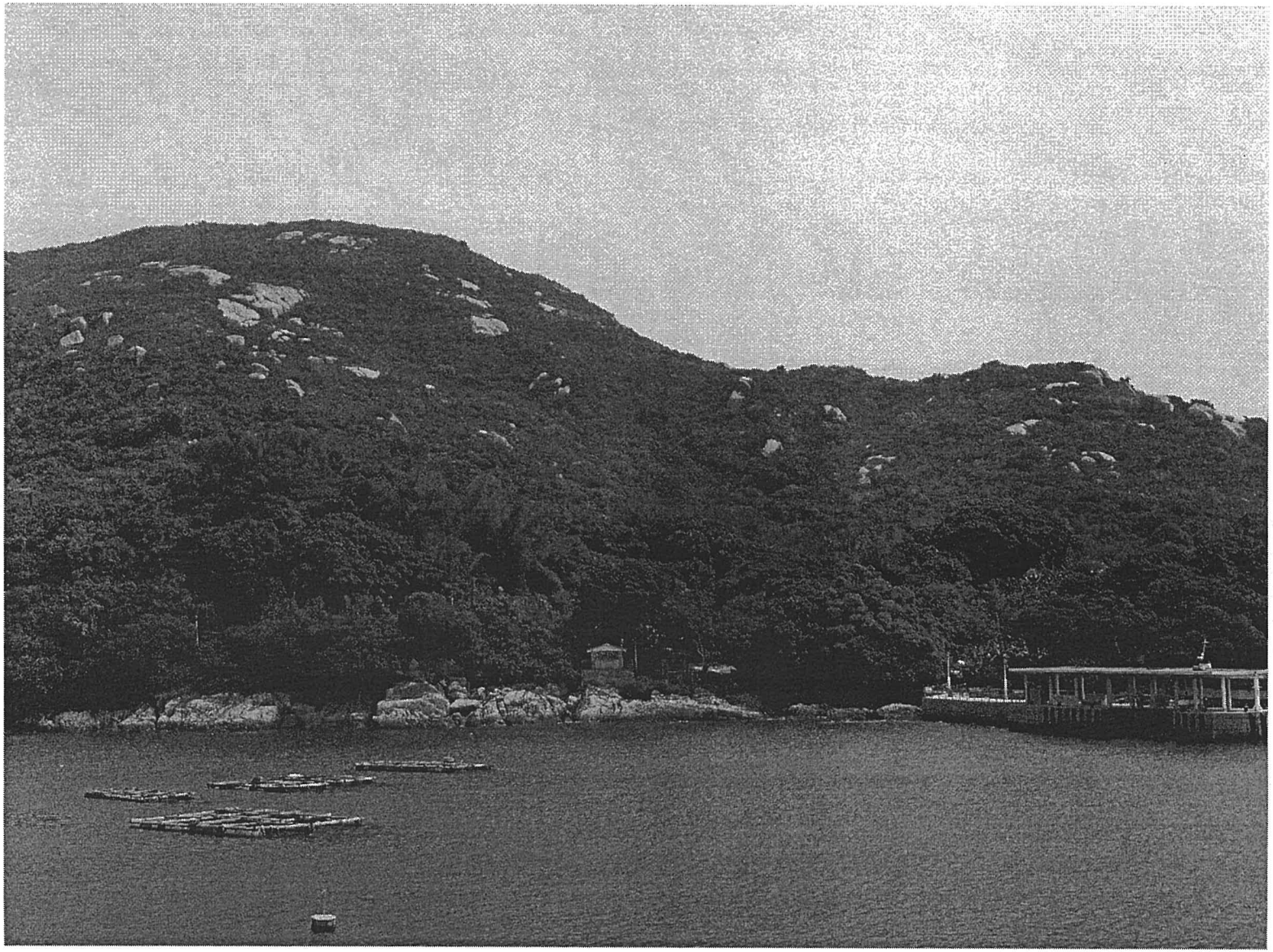


Figure 1. Con't



Figure 3. Big trees (*Ficus microphylla*) within the R(D) zone and the CA zone close to the Tai Wan Public Pier

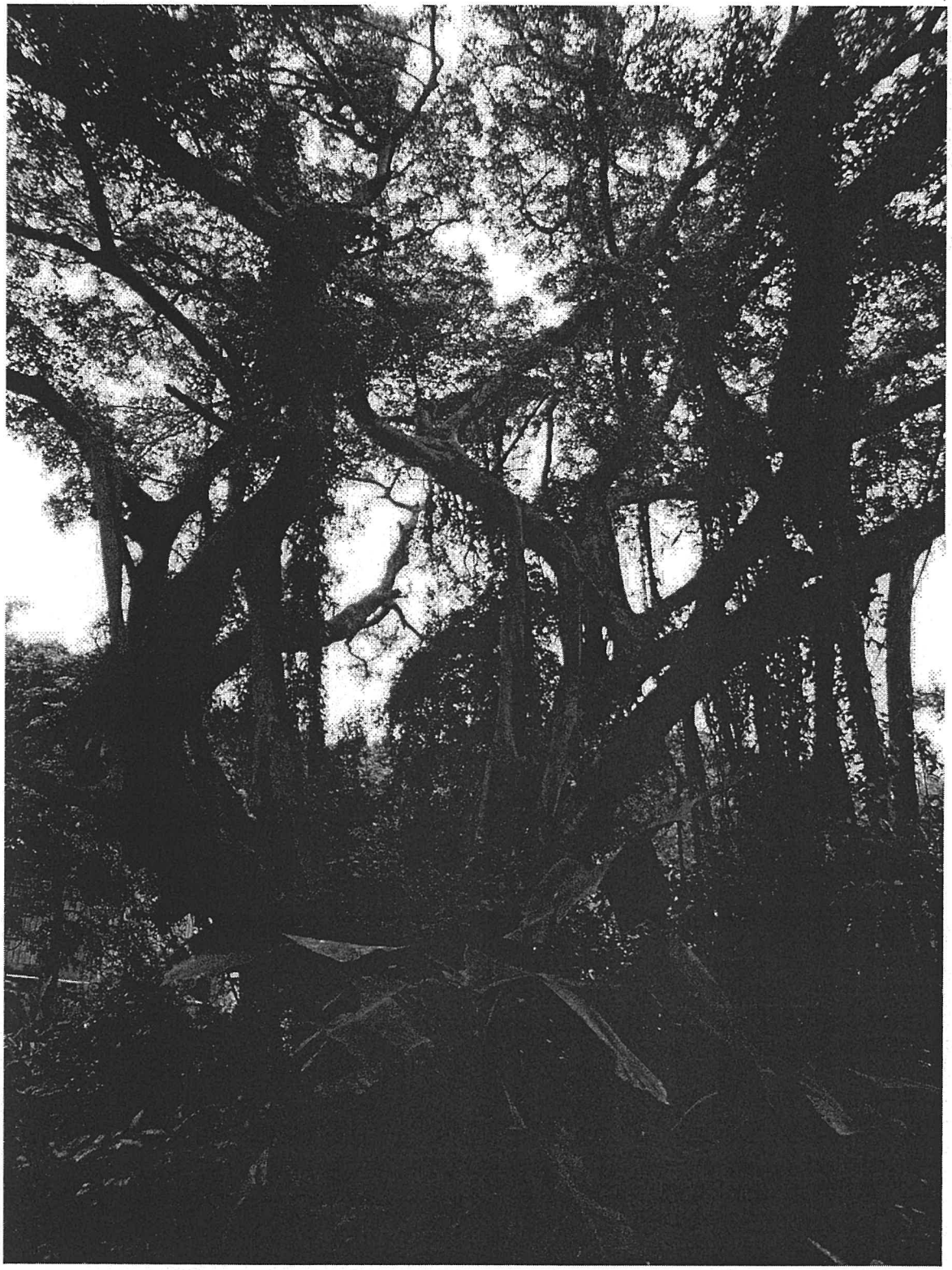
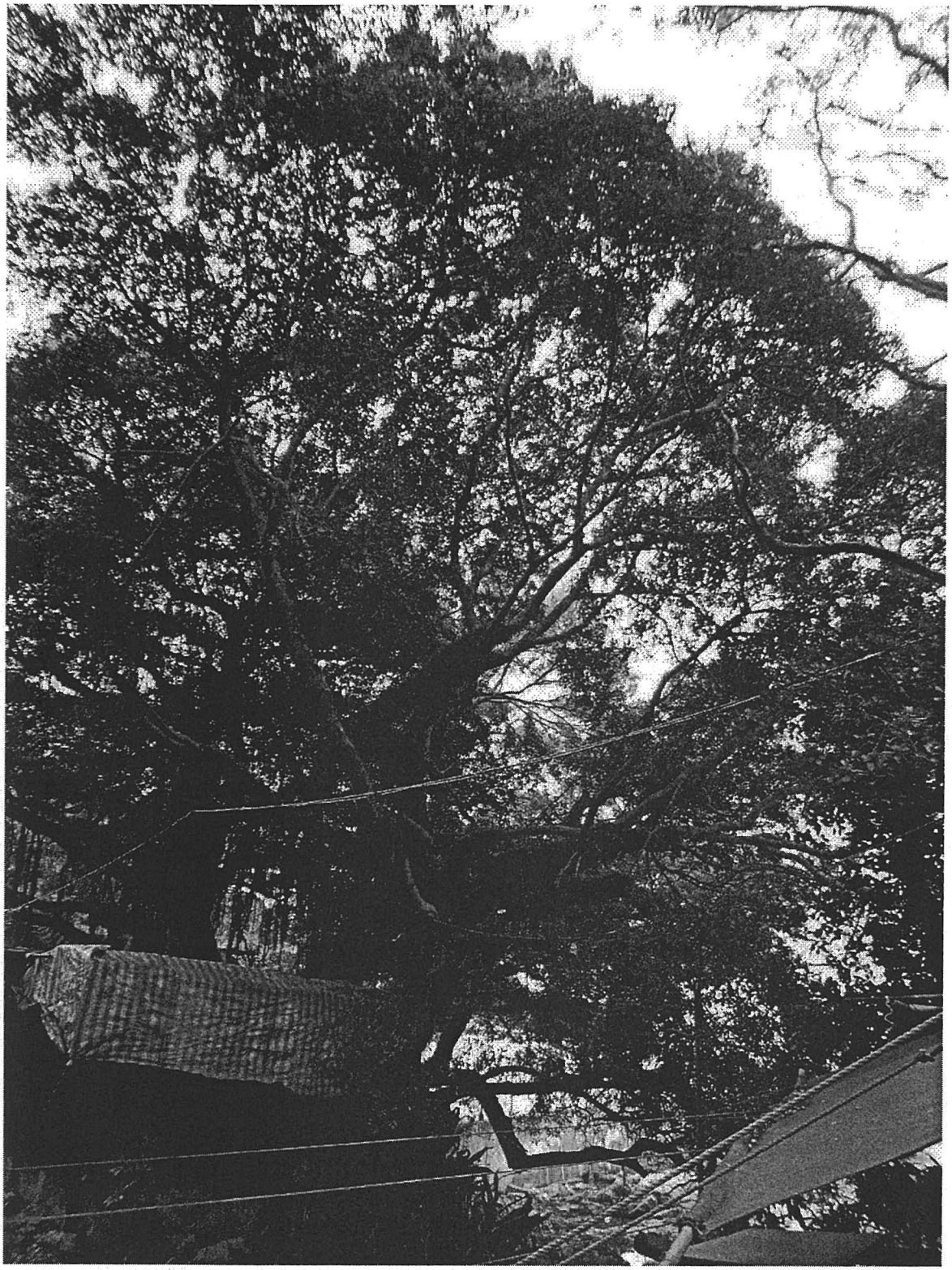


Figure 3. Con't



tpbpd

TPB/R/S/I-PTI/1-17

寄件者: Mark Mak [mark@greensense.org.hk]
寄件日期: 27日04月2015年星期一 18:35
收件者: tpbpd
主旨: S/I-PTI/1蒲台群島分區計劃大綱草圖_環保觸覺意見書
附件: S-I-PTI-1_蒲台群島_意見書_final_20150427.pdf

致 城市規劃委員會

有關：S/I-PTI/1 蒲台群島分區計劃大綱草圖

環保觸覺意見書

請參閱附件。

如有任何回覆，請致電 8100-4877 或電郵至 info@greensense.org.hk 與本會聯絡。

環保觸覺

二零一五年四月廿七日

Green Sense
Tel: 8100-4877
Fax: 3011-9577
Website:http://www.greensense.org.hk
Facebook:http://www.facebook.com/hkgreensense

672

環保觸覺
Green Sense

電話：8100 4877
傳真：3011 9577
地址：荃灣郵政信箱 454 號

電郵：info@greensense.org.hk
網頁：www.greensense.org.hk

致　城市規劃委員會

有關：S/I-PTI/1 蒲台群島分區計劃大綱草圖

環保觸覺意見書

環保觸覺（本會）認為當局應更積極保護蒲台群島上的自然生態，嚴格限制於「鄉村式發展」及「住宅（丁類）」土地的實際用途，最終也應將蒲台群島納入郊野公園作更佳保護。

蒲台群島上現時育有不同本地原生生物，亦保留有完整自然生態環境，而島嶼周邊水域也是江豚等海洋生物經常出沒地點，甚有保育價值。蒲台島更是公眾平日接觸自然的熱門地點，應保護其本來面目供市民享受欣賞。

島上現時常住人口少，當地居民可以改善現有住宅以應付所需，但並無必要劃出土地作住宅發展用途。加上地點偏遠，設施有限，開發時定必大動土木，帶來大量污染及環境破壞，而增加的常住人口也勢必破壞本來島上所擁有的優美環境及生態。**本會要求將「鄉村式發展」及「住宅（丁類）」註釋內第二欄的用途剔走，限制現有建築僅可重建。**

本會也同時相信將蒲台群島草圖內「自然保育區」的範圍納入為「郊野公園」，以嚴謹態度保護島上生態及景觀，才是符合公眾期望，亦是最符合公眾利益的做法。

如有任何回覆，請致電 8100-4877 或電郵至 info@greensense.org.hk 與本會聯絡。

環保觸覺

二零一五年四月廿七日

tpbpd

TPB/R/S/I-PTI/1-18

寄件者: Francisco [redacted]
寄件日期: 27日04月2015年星期一 16:08
收件者: tpbpd@pland.gov.hk
副本: 'Ruy Barretto'
主旨: Re: Objection to Draft Po Toi Islands OZP Plan, No. S/I-TPI/D
附件: Letter to TPB (re draft To Poi Islands OZP) - 27.04.15.pdf

Dear Sir(s),

Please see the attached letter from Mr. Ruy Barretto in relation to the subject matter for your kind attention.

Best regards,
Francisco das Caldas
Clerk to Mr. Ruy Barretto S.C.

TEMPLE CHAMBERS

[redacted]

IMPORTANT: This email may contain confidential and privileged information and is intended for the addressee only. If you are not the addressee, please contact me immediately by return email and delete this email from your system without using, disclosing or copying it to anyone. Unauthorised use, copying or disclosure may be unlawful.

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TEMPLE CHAMBERS

[redacted]
www.templechambers.com
Chambers Administrator: Teresa Tam

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

27th April 2015

Town Planning Board Fax: 2877 0245 and 2522 8426
Town Planning Board Email: tpbpd@pland.gov.hk

Dear Sir,

Objection to Draft Po Toi Islands OZP Plan, No. S/I-TPI/D – Further consideration of a New Plan on TPB Paper No. 9845

1. **Irrational and contradictory planning. The Core Areas with the highest Conservation Value are to be developed into RD zones or expanded V zones, whereas the Fringe Areas or buffer areas are to be Conservation Areas under this draft Plan.** This is irrational, contrary to basic conservation principles and would make HK Government Planning and Conservation an international laughing stock.

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3. **It is wrong to expand the V zone so it destroys the vegetation near a sensitive water body and a main stream,** especially in an island where natural fresh water is a rare and valuable resource for birds and other animals. This expansion requires the cutting of many trees on an island where shrubland prevails and good trees are relatively few. Initially Plan D avoided this place but as a result of the 'bargaining mode of planning', this location too is sacrificed. **This is a NON-sustainable use of natural resources, contra to the CBD.** Paper 9845 Plan D Response at 4.1 c has no explanation how septic tanks can be so close to a stream without pollution or breach of standards. Responsible planning would avoid the streams, instead of targeting them for village housing. **The boundaries need to be adjusted.**

4. **The valley and stream contains a unique mix of habitat with attractions for wildlife and their photographers.** There is an ecosystem mix of trees, dense vegetation, fresh stream water, brackish mixture of waters, and water plants supporting a wide variety of migrating birds with a **variety of food and types of shelter.**

5. **For the RD zone, it is wrong to put 2 or 3 storey houses/resort buildings, as high as the trees, into the areas of highest conservation importance.** This is not achieving a sustainable balance, this is actual damage from a failure to comply. This case exposes the developer demands for so called 'balancing' of development and conservation as being a breach of the principles under which Hong Kong is now bound under the CBD. **The Board must not agree to this failure.**

6. **All the evidence proves the need for conservation zoning near the Pier,** as well as Po Toi generally. The Planning Report of December 2014, some of the Explanatory Statement, and the expert evidence in the HKBWS Proposal for SSSI proves that Po Toi, and in particular the area near the Pier:-

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(c) "Most of the migratory birds recorded on Po Toi were found around the Wan Tsai and Tai Wan areas. These areas provide important foraging and resting grounds…" This includes the area around the Pier. See Planning Report 3.2.1 and Explanatory Statement 7.2.1.
(d) "The Area (ie Po Toi generally) has a rural and natural setting with scientific importance and conservation value which is unique in Hong Kong."3.3.1 and ES 5.4, also landscape value ES 7.1.1.
(e) Of this, the coastal forest vegetation near the Pier is a "unique natural environment", 4.4.9 (d) and ES 9.8.4.
(f) AFCD advised areas of high ecological value "should be preserved in a holistic manner", ES 4.2, yet Plan D **proposes to exclude** the holistic conservation of the core area.

7. **Holistic conservation means conserving Po Toi as a whole,** yet the Report and the Plan D Paper oddly concludes that Residential Development, RD or for a resort is chosen for the core area of conservation and special scientific interest near the Pier. This is not justified by evidence and contrary to the evidence and basic planning principles. The **General Planning Intention "is to conserve the areas of high ecological significance,** and to protect the unique landscape, rural and natural characters of the Area." ES para 8. Yet the draft Plan contradicts this by developing the core area. **How have these planning mistakes come about?**

8. **The current Plan D Papers and Explanatory Statement muddled and obscured the facts.** Plan D failed to keep clear and implement the findings from the data and Reports provided to Plan D that the areas near the Village and the Pier, the core areas, were of the highest importance for conservation because of the habitat with large trees providing food, shelter and some water. The Planning Report then became contradictory because it regarded Nature Conservation as a Constraint, not an Opportunity, and proposed RD or residential development or converting to resort use, with no planning intention for conservation in those core areas,

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(i) Plan D at 3.5.11 considered the demands for balancing development instead of conservation and concluded at 3.5.12 that the area near the Pier, "mainly covered by squatters, temporary domestic structures and ruins" (thus omitting the woodland cover) be for upgrading of existing structures, and NTEH/residential/ holiday house developments with NO special planning intention or provision for conservation of the woodland vegetation or the birds and landscape values of the area.

10. **The Plan D has breached or departed from the original Country Park Strategy for Po Toi, and instead adopts a pro real estate development approach.** This breach has led Plan D to hope that the Pier areas should be RD for development whilst giving NO justification for rejecting the HKBWS and NGO and public demands for a much needed SSSI at this location.

11. Instead of following the key point of the General Planning Intention, to conserve the areas of ecological significance, the **ES at 7.2 wrongly labels Nature Conservation as a *Constraint*, ie an obstacle to real estate development, instead of seeing Conservation as an *Opportunity* and the key intention of the planning. This is a major contradiction by Plan D.**

12. **Favoring development over conservation near the Pier in particular, the contradictory approach by Plan D has continued without any evidence to justify the one-sided decision seen in the current Paper.** The one sided approach is further demonstrated by the irrational decision to deprive the core areas of conservation importance of protection, contra to the CBD, whilst only protecting some of the fringe areas.

13. **Plan D has muddled and misrepresented** the facts and data in various ways. The Planning Report of December 2014 at Natural Habitats 2.2.5 and Explanatory Statement at 5.4 lists Po Toi generally as having more than 300 species, and PR paras 2.2.6 (and similarly ES 7.2.2 (a))states in particular that the coastal woodland vegetation **"cover the coastal area of Tai Wan and Wan Tsai and serve as a significant ecological resource to sustain the migratory birds…".** Nature Conservation at para 3.2.1, and Landscape Character at 3.2.2 reaffirm the special scientific value of the woodland near the Pier stating at 3.2.1 (and similarly ES 7.2.1) "Because Po Toi is the first arrival point in Hong Kong for many migratory birds, it is the premier location for scientific research on the migration of birds. Most of the migratory birds recorded on Po Toi were found around the Wan Tsai and Tai Wan areas. These areas provide important foraging and resting grounds for migratory terrestrial birds and shorebirds…"

14. **However, the current Paper and the Explanatory Statement mislead the reader** by ***excluding*** comments on the unique and valuable ecology from the sections on their proposed 'RD' zone for the Pier area, but by contrast including the ecological value in the sections on the CA shrubland zones only. **This misleads the Board into thinking that the RD zone near the Pier has little or no conservation value and that it is only the CA shrubland which have the 300 species and hence get "stringent" protection. This is the opposite of the truth.** The data, which AFCD have, shows that the woodland has double the species of the other land.

15. For example, the previous Paper 9800 for 5th December 2014 at 10.2 and the ES para 9.1 for RD Zoning **omits everything about the higher ecological values of the woodland and other coastal vegetation area near the Pier** and the special scientific interest in the study of migration and conservation of a key migration entry point to Hong Kong and China. Instead **such values are**

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16. Paragraph 10.9 c and ES 9.8.3 says "It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the area can be protected and preserved. New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board...." **Such so called stringent control needs to be effective so it can be easily enforced for the area around the Pier, but is absent.** Leaving loopholes is bad planning.

17. **Similarly the misleading Plan D Responses in the current Paper 9845** para 4.1 (i) and (j) omit the higher conservation values of the woodland near the Pier and advocate residential development whilst providing no appropriate mechanisms for protecting trees **on private land.** The "existing mechanisms to control felling of trees on Government Land" mostly do NOT protect other types of vegetation. Lease conditions are well known to be inadequate for private land, especially as effective enforcement by Lands D is rare or virtually non-existent. Leaving conservation, a public duty, to an internal non-transparent negotiation between Lands D and private owners is likely to result in toothless provisions for habitat and bird conservation. **It is at this stage that planning conditions need to be provided for holistic (per AFCD para 4.2) and professional conservation which this site of special scientific interest needs.** This is most appropriately done by the appropriate zoning which is SSSI or at least CA.

18. Yet Plan D will provide NO specific or extra protection to the special woodland or the special birds and migration it supports. **The Plan D Planning Intention is development with no balance for conservation.** It is the antithesis of what is needed. The trees and the birds will depend on the usual development process whereby trees whether on government or private land are **seldom preserved** and there is no provision for effectively ensuring no disturbance to migrating birds on private land.

19. **Even worse, even in the CA, Plan D Paper 9800 para 10.9 (d) and (e) and ES 9.8.4 threaten to "unleash" development** under the pretence of converting residential lots into education, recreation and accommodation structures. Plan D asserts, contra to common sense, that "Any development should not affect **the unique** natural environment within this zone." **In actual reality, such development, once unleashed, is certain to affect the birds** and disrupt their feeding, resting and sheltering on migration, as structures and frequent disturbance are built into the unique environment. This contradicts and undermines the alleged "stringent planning control" which is the main planning intention.

20. **There has been no impact assessment by Plan D for building in the RD or woodland** and hence no solutions, and no mitigation or compensation, but some of the harm to the "unique natural environment" includes:-

(a) Vegetation clearing (including smaller trees) without prior assessment, so food and fruit or flower sources and low level dense shelter will be lost and not replaced;
(b) Slope works with massive vegetation cutting and land take, probably at public expense;
(c) Houses higher than the trees causing long term landscape and visual impacts;
(d) Glass windows and walls will cause frequent bird strikes and deaths, especially birds migrating fast at night;
(e) Insects will be targeted generally as pests for eradication with pesticides, leading to loss of insect and butterfly diversity;
(f) Insect populations will decline and natural bird food sources will be reduced;
(g) Light pollution at night, general disturbance by day and night, reduce the chance of rest for migrating birds;
(h) Water pollution and increased risks from chemical pollutants will be caused;
(i) There will be no effective compensation for such loss and damage.

21. The Planning Report and the ES, based on the scientific evidence, **proves that there is a NEED for conservation of the woodland near the Pier** for the special needs of migrating birds etc .

22. The Planning Report and the ES, also **proves that there is NO need for a resort or houses near the Pier,** as it is mostly covered by squatters, temporary domestic structures and ruins and abandoned farmland. The population has declined and there is no genuine demand for residences, and no actual proved need. There is only a not feasible pre-fabricated canteen and holiday resort type proposal which is not needed.

23. Need and proof of need is the golden thread of public interest in planning law, see Haddon-Cave J in R, Cherkley Campaign Ltd, 2013 EWHC 2582, 22nd August 2013. **Plan D have not proved the need for residences near the Pier or many new NTEH sites.** Plan D only convey speculative demand voiced by others with real estate hopes. Plan D have no proof of need which is a fundamental requirement of planning law.

24. Instead, the area has unique coastal woodland vegetation which is best suited for providing food and shelter for migration. A proper balance between conservation and development requires unique conservation assets to have **genuine** "stringent planning control".

25. The most appropriate OZP for Po Toi is by following the evidence in the HKBWS SSSI Proposal of 2012. **The area now proposed for RD should be SSSI or at least part of the surrounding CA.** The unique coastal vegetation and trees in the V zone need to be protected by planning conditions whereby

no vegetation can be affected without TPB approval. One cannot sacrifice the ecological and scientific importance of Poi Toi for the sake of real estate related hopes, and only compromise with Landscape Conservation on Po Toi.

26. **The proposed RD area should become part of the surrounding CA.** If there is a genuine need proved for rebuilding of existing use premises, **such individual building sites can be excluded from the surrounding CA**. There is precedent for having CA with existing houses sites excluded and left as specific Residential zones.

27. **Plan D have got this case upside down and contradicted themselves** in a one sided attempt to get real estate development no matter how bad such planning would be. **Nature Conservation is NOT a Constraint, it is the key Planning Intention and is the most appropriate Opportunity for this "unique natural environment".** The core areas must be zoned SSSI or at least CA for effective and "stringent planning control".

Yours faithfully,

Francisco das Caldas

p.p. Ruy Barretto S.C.

[8808.rb]

TEMPLE CHAMBERS

[redacted]

Chambers Administrator: Teresa Tam

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
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16. Paragraph 10.9 c and ES 9.8.3 says "It is intended that with stringent planning control imposed under this zoning, the rich ecological and biological features in the area can be protected and preserved. New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board...." **Such so called stringent control needs to be effective so it can be easily enforced for the area around the Pier, but is absent**. Leaving loopholes is bad planning.

17. **Similarly the misleading Plan D Responses in the current Paper 9845** para 4.1 (i) and (j) omit the higher conservation values of the woodland near the Pier and advocate residential development whilst providing no appropriate mechanisms for protecting trees **on private land**. The "existing mechanisms to control felling of trees on Government Land" mostly do NOT protect other types of vegetation. Lease conditions are well known to be inadequate for private land, especially as effective enforcement by Lands D is rare or virtually non-existent.. Leaving conservation, a public duty, to an internal non-transparent negotiation between Lands D and private owners is likely to result in toothless provisions for habitat and bird conservation. **It is at this stage that planning conditions need to be provided for holistic (per AFCD para 4.2) and professional conservation which this site of special scientific interest needs.** This is most appropriately done by the appropriate zoning which is SSSI or at least CA.

18. Yet Plan D will provide NO specific or extra protection to the special woodland or the special birds and migration it supports. **The Plan D Planning Intention is development with no balance for conservation.** It is the antithesis of what is needed. The trees and the birds will depend on the usual development process whereby trees whether on government or private land are **seldom preserved** and there is no provision for effectively ensuring no disturbance to migrating birds on private land.

19. **Even worse, even in the CA, Plan D Paper 9800 para 10.9 (d) and (e) and ES 9.8.4 threaten to "unleash" development** under the pretence of converting residential lots into education, recreation and accommodation structures. Plan D asserts, contra to common sense, that "Any development should not affect **the unique** natural environment within this zone." **In actual reality, such development, once unleashed, is certain to affect the birds** and disrupt their feeding, resting and sheltering on migration, as structures and frequent disturbance are built into the unique environment. This contradicts and undermines the alleged "stringent planning control" which is the main planning intention.

20. **There has been no impact assessment by Plan D for building in the RD or woodland** and hence no solutions, and no mitigation or compensation, but some of the harm to the "unique natural environment" includes:-

(a) Vegetation clearing (including smaller trees) without prior assessment, so food and fruit or flower sources and low level dense shelter will be lost and not replaced;
(b) Slope works with massive vegetation cutting and land take, probably at public expense;
(c) Houses higher than the trees causing long term landscape and visual impacts;
(d) Glass windows and walls will cause frequent bird strikes and deaths, especially birds migrating fast at night;
(e) Insects will be targeted generally as pests for eradication with pesticides, leading to loss of insect and butterfly diversity;
(f) Insect populations will decline and natural bird food sources will be reduced;
(g) Light pollution at night, general disturbance by day and night, reduce the chance of rest for migrating birds;
(h) Water pollution and increased risks from chemical pollutants will be caused;
(i) There will be no effective compensation for such loss and damage.

21. The Planning Report and the ES, based on the scientific evidence, **proves that there is a NEED for conservation of the woodland near the Pier** for the special needs of migrating birds etc .

22. The Planning Report and the ES, also **proves that there is NO need for a resort or houses near the Pier**, as it is mostly covered by squatters, temporary domestic structures and ruins and abandoned farmland. The population has declined and there is no genuine demand for residences, and no actual proved need. There is only a not feasible pre-fabricated canteen and holiday resort type proposal which is not needed.

23. Need and proof of need is the golden thread of public interest in planning law, see Haddon-Cave J in R, Cherkley Campaign Ltd, 2013 EWHC 2582, 22nd August 2013. **Plan D have not proved the need for residences near the Pier or many new NTEH sites.** Plan D only convey speculative demand voiced by others with real estate hopes. Plan D have no proof of need which is a fundamental requirement of planning law.

24. Instead, the area has unique coastal woodland vegetation which is best suited for providing food and shelter for migration. A proper balance between conservation and development requires unique conservation assets to have **genuine** "stringent planning control".

25. The most appropriate OZP for Po Toi is by following the evidence in the HKBWS SSSI Proposal of 2012. **The area now proposed for RD should be SSSI or at least part of the surrounding CA.** The unique coastal vegetation and trees in the V zone need to be protected by planning conditions whereby

no vegetation can be affected without TPB approval. One cannot sacrifice the ecological and scientific importance of Poi Toi for the sake of real estate related hopes, and only compromise with Landscape Conservation on Po Toi.

26. **The proposed RD area should become part of the surrounding CA.** If there is a genuine need proved for rebuilding of existing use premises, **such individual building sites can be excluded from the surrounding CA.** There is precedent for having CA with existing houses sites excluded and left as specific Residential zones.

27. **Plan D have got this case upside down and contradicted themselves** in a one sided attempt to get real estate development no matter how bad such planning would be. **Nature Conservation is NOT a Constraint, it is the key Planning Intention and is the most appropriate Opportunity for this "unique natural environment".** The core areas must be zoned SSSI or at least CA for effective and "stringent planning control".

Yours faithfully,

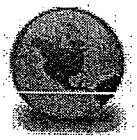
Francisco das Caldas

p.p. Ruy Barretto S.C.

[8808.rb]

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject

TPB/R/S/I-PTI/1-790



反對蒲台島分區計劃大綱草圖
26/04/2015 15:06

[redacted] to: tpbpd@pland.gov.hk

本人極反對蒲台島分區計劃大綱草圖，並希望把蒲台島納為郊野公園。
從三星流動裝置發送。

TPB/R/S/I-PTI/1-791

就草圖作出申述
Representation Relating to Draft Plan

參考編號
Reference Number: 150425-173401-52228

提交限期
Deadline for submission: 27/04/2015

提交日期及時間
Date and time of submission: 25/04/2015 17:34:01

提出此宗申述的人士
Person Making This Representation: 先生 Mr. WONG KA HO

申述詳情
Details of the Representation :

與申述相關的草圖
Draft plan to which the representation relates: S/I-PTI/1

申述的性質及理由
Nature of and reasons for the representation:

有關事項 **Subject Matters**	性質 **Nature**	理由 **Reason**
保育稀有動物	反對 Oppose	蒲台是國際瀕危的盧氏小樹蛙的原生棲地，也是緬甸蟒蛇、半葉趾虎及不少蝴蝶品種的棲息地。
保育及旅遊之間的平衡發展	反對 Oppose	城規會應支持蒲台群島納入成為郊野公園，讓該區能在郊野公園條例下得到較全面的保護。這樣不但可以防止一些不合法及隨意的發展，以免造成不良及不可逆轉的生態影響，並且為島上居民及遊客提供基本的基礎建設及一些康樂設施。

對草圖的建議修訂(如有的話)
Proposed Amendments to Draft Plan(if any):

應保留島上原有風貌,以及各種生態環境.蒲台島是香港市民旅遊熱點,不應成為小撮富豪的私人別墅.

tpbpd

TPB/R/S/I-PTI/1-794

寄件者: pui ming chan[redacted]
寄件日期: 27日04月2015年星期一 23:57
收件者: tpbpd@pland.gov.hk
主旨: 反對S/I-PTI/1蒲台群島規劃申請

致城規會：

在生態上，蒲台島已記錄了 328 種雀鳥物種，佔全港記錄的六成，當中包括很多稀有及全球受威脅的物種。島上所記錄的物種數量，能媲美米埔的記錄，甚至超越在塱原或大埔滘所記錄，具有高生態價值。該處有成熟的大樹，為候鳥〔包括具重要保育價值的物種〕提供重要的覓食及棲息地，同時蒲台是國際瀕危的盧氏小樹蛙的原生棲地，也是緬甸蟒蛇、半葉趾虎及不少蝴蝶品種的棲息地。

單就生態角度，便應維持蒲台島的原有規劃，更何況島上交通不便，半公頃低密度住宅用地絕非解決社會整體住屋問題，不應以此凌駕對環境和生態的影響。更何況早於 1993 年，規劃署已認為蒲台島適合用作郊野公園，其後漁護署於 1999 年進可行性研究，認為蒲台島可列作為郊野公園，有關報告亦獲郊野公園委員會所接納，惟當局一直未有處理其行政程序。雖然蒲台島未列作郊野公園，然而在 2012 年，城規會否決在島上興建骨灰場的申請，可見城規會備悉當年的決定，否決郊野公園以外的規劃。

基於上述理由，本人反對蒲台群島分區計劃大綱草圖〔編號 S/I-PTI/1〕，並要求城規會透過秘書處責成相關部門早日完成蒲台島列為郊野公園的程序。

市民
陳珮明

二零一五年四月二十七日

693

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TPB/R/S/I-PTI/1-795

Objection to the Draft Poi Toi Islands OZP No: S/I-PTI/1
22/04/2015 14:37

[redacted] to: tpbpd@pland.gov.hk
Please respond to Kevin Laurie

Secretary of the Town Planning Board,

This is an objection to the Draft Poi Toi Islands OZP No: S/I-PTI/1 under section 6(1) of the Town Planning Ordinance, made on the following grounds:

According to the South West New Territories (SWNT) Development Strategy Review (http://www.pland.gov.hk/pland_en/p_study/comp_s/swnt/es/swnt-es-e.htm), Po Toi Islands were identified for conservation by the government because of their natural attributes, ecological diversity and landscape qualities. Po Toi Islands are recognized an important bird migration stop-over and also critical habitat for Romer's Tree Frog and the government affirmed the need for the broad conservation of Po Toi Islands in 1998, when Po Toi Islands were highlighted as a Significant Land Conservation Area and a Significant Marine Conservation Areas.

With this in mind, when the SWNT Development Strategy Review was being conducted in the early 2000's, Po Toi Islands and other areas were recognized as being of such significance, it was decided they would form the basis for the formulation of the development strategy for the sub-region. As a result, when the final SWNT Development Strategy Review report was published in 2001 Po Toi Islands was identified as a potential Country Park.

The Strategy was developed on the basis of the need to maintain a balance between development and conservation, yet the designation of Po Toi Islands as a Country Park is still pending.

This has been re-affirmed by AFCD under reference AF GR CPA 10/29. According to Mr K. L. YIP, Country Parks Officer: "Po Toi was first identified to have potential for country park designation by the Planning Department in 1993. This Department commissioned a study in 1999 which concluded Country and Marine Parks Board in 2000. The study was also endorsed by the Country and Marine Parks Board in 2000. Due to the priority of the various designation proposals, the designation of Po Toi as a country park has yet to be initiated. Nevertheless, we have conducted various biodiversity surveys on Po Toi during the past decade, and confirm the ecological value of the Island".

Given the fact the government promised to designate Po Toi Islands as a country park in 2001, to balance the development that was undertaken in the SWNT Development Strategy, it is now inconceivable that the Town Planning Board can be discussing allowing any form of development in the area.

I therefore object to any consideration of the Draft Poi Toi Islands OZP No: S/I-PTI/1 until Po Toi Islands has been designated as a country park "as promised" by the Government.

This might also be a good case for the Town Planning Board to hold the Government accountable for breaking this "promise".

Yours sincerely,
Kevin Laurie,
Hong Kong.

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TPB/R/S/I-PTI/1-808

Objection to the Draft Poi Toi Islands OZP No: S/I-PTI/1
23/04/2015 08:30

[redacted] to: tpbpd@pland.gov.hk
Please respond to dtehfm

Email to: tpbpd@pland.gov.hk
Title: Objection to the Draft Poi Toi Islands OZP No: S/I-PTI/1
Secretary of the Town Planning Board,

Dear Sir,

You have a firm policy that developers who destroy first apply later should not be rewarded. A few years ago several hundred fake grave stones were placed all over the hillside in an effort to either convince you to licence a new unauthorised burial ground/columbarium or to cheat the public into paying deposits to secure an illegal grave site. The large number placed meant they were NOT intended for indigenous villagers.

Are you now attempting to make all this audacious destruction legal?

Wan Tsai, Po Toi; as well as those at Mat Chau, Beaufort Island and
Sung Kong.
There are two traditional burial grounds in the southern
part of Po Toi within this zone. As they have been in existence before
the first publication of DPA Plan, they are considered as an existing use
intended for the burial of deceased indigenous villag
ers in the Area. To
respect the local ritual and tradition, burial activities within this zone

are generally tolerated

Once the intended DPA was known there was a rush to place all these grave headstones on the island as they were gambling you would take the lazy way out. This just encourages developers to destroy first as you seldom enforce your own stated policy to not reward them.

I object that you will tolerate this deliberate defiance of existing laws and policy. Please dont put yourself in the situation of being accused of collusion.

Regards
David Emmet

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反對蒲台群島分區計劃大綱草圖〔編號S/I-PTI/1〕
27/04/2015 12:54

[redacted] to: tpbpd@pland.gov.hk

TPB/R/S/I-PTI/1-19

Timestamp : 4/27/2015 12:54:37

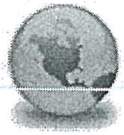
敬啟者： ：蒲台群島是位於香港最南方的島嶼。由於其特殊的地理位置及島上生境的狀況，所以蒲台是香港及東亞-澳大拉西亞飛行航道內候鳥重要的補給站。，至今在蒲台已記錄了328種雀鳥物種，佔全港記錄的六成，當中包括很多稀有及全球受威脅的物種。島上所記錄的物種數量，能媲美米埔的記錄，甚至超越在塱原或大埔滘所記錄的。，蒲台的大灣、灣仔〔近碼頭〕及昂裝是具有高生態價值的。該處有成熟的大樹，為候鳥〔包括具重要保育價值的物種〕提供重要的覓食及棲息地。，蒲台是國際瀕危的盧氏小樹蛙的原生棲地，也是緬甸蟒蛇、半葉趾虎及不少蝴蝶品種的棲息地。，蒲台人煙稀少，因此島上的生態及地貌價值得以保留，而島嶼的周邊水域也是具保育價值。江豚常在附近水域出沒，而橫欄島亦是燕鷗的繁殖地。，蒲台島是學習和欣賞花崗岩地貌的絕佳戶外教室和饒富趣味的觀光景點。這裡大片的蒲台組花崗岩，形成於1億4千萬年前香港最後一次的大規模岩漿入侵，經風化侵蝕，塑造成奇特壯觀的地貌，極具美學和教育價值。這小小的蒲台島，高度集中了美感十足的花崗岩突石如佛手岩、僧人石和靈龜上山等，在香港實無出其右。，蒲台是市民的週末好去處。行山，釣魚，觀鳥及野外攝影等康樂活動吸引了不少遊客登島。蒲台島亦有特色的文化活動，包括戲曲表演、太平清醮的龍舟比賽及海草收集。

基於上述資料，本人反對蒲台群島分區計劃大綱草圖〔編號S/I-PTI/1〕，並要求城規會謹慎考慮以下建議。 ：城規會應承認蒲台群島是擁有很高的生態、地質及文化價值。，城規會應確保「鄉村式發展」地帶以北的成熟樹林能得到妥善的保護。日後任何小型屋宇發展應避免影響這些成熟樹林，而每個申請亦須經城規會逐一考慮。，城規會應支持現時的「自然保育區」地帶〔其規劃意向為作保育用途，一般不宜進行發展〕。此地帶應擴展到「住宅〔丁類〕」地帶，以保護該區的重要自然生境。，城規會應反對「住宅〔丁類〕」地帶〔其規劃意向為改善現有的臨時建構物及作低層、低密度的住宅發展〕。此地帶位於碼頭旁邊的成熟樹林，是候鳥重要的覓食及棲息地。任何發展會為林區及候鳥帶來負面的生態影響，所以該區應規劃為「自然保育區」。這樣既能保護區內生境，亦能為有需要人士提供屋宇重建的機會，而每個重建申請須經城規會逐一考慮。，城規會應承認城市規劃規例下法定管制的限制，以致一些康樂設施〔附設夜宿〕的發展很可能為蒲台帶來不可逆轉的負面生態影響。因此，除非蒲台群島是由政府當局管理〔即納入成為郊野公園，並由漁農自然護理署管理〕，否則城規會不應支持這些康樂設施的發展。，城規會應先將蒲台島劃為具特殊科學價值地點，提升對該區的保護；並應支持蒲台群島最終納入成為郊野公園，讓該區能在郊野公園條例下得到較全面的保護。這樣不但可以防止一些不合法及隨意的發展，以免造成不良及不可逆轉的生態影響，並且為島上居民及遊客提供基本的基礎建設及一些康樂設施。

申述人姓名： : Lo kin chi

電郵地址： :[redacted]

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Object to the Draft Po Toi Islands OZP Plan No. S/I-PTI/1
22/04/2015 01:03

supp0rt.potoi.countrypark@gmail.com to: tpbpd@pland.gov.hk

Timestamp : 4/22/2015 1:03:13

Dear Sir/Madam, : Po Toi Island is the southern-most outlying island in Hong Kong. Owing to its special geographical location, the lack of disturbance and quality of habitats on the island, Po Toi is a crucial refuelling stop for migratory birds that is of international importance and of special scientific value for the study of bird migration in Hong Kong and the East Asian Flyway., 328 species of birds have been recorded on Po Toi Island and its nearby waters, which is over 60% of the total number of Hong Kong and includes many rare and globally threatened species. This number of species is comparable to that in Mai Po and well in excess of that in Long Valley or Tai Po Kau., Tai Wan, Wan Tsai (near the pier) and Ngong Chong of Po Toi are of high ecological value as they provide essential foraging and roosting habitats (e.g., large mature trees) for migratory birds and many of them are of conservation importance., Po Toi Island supports a natural population of the endemic and endangered Romer's Tree Frog, Burmese Python, Tree Gecko and a variety of butterfly species., The waters around Po Toi are of conservation importance. Finless Porpoises frequent waters in the area. Waglan Island has a breeding colony of terns. The unspoilt natural setting contributes to the landscape and ecological value of the area., Po Toi is a popular location for holiday visitors. Recreational activities such as hiking, fishing, bird-watching and wildlife photography are attracting large and growing numbers of visitors to the island. There are also special cultural activities on Po Toi, which include Chinese Opera and dragon-boat racing during Festival (太平清醮) and sea-weed collecting.

Given the facts above, I OBJECT to the Draft Po Toi Islands OZP (Plan No. S/I-PTI/1), and would like to urge the Town Planning Board (TPB) to carefully consider the recommendations below. : TPB should recognize the significant ecological, geological and cultural value of Po Toi Islands., TPB should support the current "Conservation Area" (CA) zoning, which is primarily for conservation and generally against development. The CA zoning should expand into the "Residential (Group D)" (R(D)) zoning in order to provide better protection to the important habitats within the R(D) zone., TPB should object to the "Residential (Group D)" (R(D)) zoning, which is primarily for upgrading of existing temporary structures and for low-rise, low-density residential developments. The R(D) zone is located at the mature woodland next to the pier. Any development in the area would cause adverse impact on the woodland which is an important foraging and roosting location for migratory birds. The area should be rezoned as "Conservation Area" (CA), which "redevelopment of houses" can be applied through the TPB and considered on a case-by-case basis., TPB should ensure the mature trees at the north of the V-zone are properly protected. Any future Small House development should avoid areas of mature trees and each application should only be considered by the TPB on a case-by-case basis., TPB should recognize the limitations of the statutory control of zonings under the Town Planning Ordinance, in which the development of recreational facilities (with overnight accommodation) may lead to irreversible ecological impacts on Po Toi Islands. Therefore, TPB should not support such recreational developments unless the islands are under active management by the Authorities (i.e., zoned as Country Park and managed by the Agriculture, Fisheries and Conservation Department)., TPB should support the designation of the Po Toi Islands as Country Park for comprehensive management and protection under the Country Park Ordinance. The designation of Country Park would prevent any haphazard developments which may cause adverse and irreparable impact to the Po Toi Islands, and would benefit local residents as well as visitors by provision of basic infrastructure and some recreational utilities.

Yours faithfully, : Chi Wai Chow

Email: : [redacted]

tpbpd

寄件者: WOO Ming Chuan [wchuan@hkbws.org.hk]
寄件日期: 09日06月2015年星期二 10:14
收件者: Town Planning Board
主旨: Comments on Representations of Draft Po Toi Islands OZP No. S/I-PTI/1
附件: 20150609_Po Toi_Comments_HKBWS(final).pdf

Dear Sir/Madam,

Our comments on the captioned is attached.

Best Regards,

WOO Ming Chuan (Ms)
Conservation Officer
Hong Kong Bird Watching Society
7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong

1245

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

By email only

9 June 2015

Dear Sir/Madam,

Comments on Representations of the Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

The Hong Kong Bird Watching Society (HKBWS) (Representation No. R13) would like comment on various representations made for the draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1.

TPB/R/S/I-PTI/1-4, 11-12, 14-17

The HKBWS agrees with the following points made by various environmental NGOs (R4, R11-12, R14-17). Po Toi has unique and high ecological, geological, landscape and cultural value, which should be well conserved (R4, R11-12, R14-17). There are potential adverse ecological impacts of residential developments (i.e., in Village Type Development (V) zone and Residential (Group D) (R(D)) zone) on Po Toi, such that important bird habitats would be disturbed (R11-17). Holiday camps in the Conservation Area (CA) would also cause potential adverse ecological impacts on the surrounding habitats (R13-16).

We oppose to columbarium development on Po Toi as proposed by R9-10 (R11, R14) and agree that R(D) zoning should be rezoned as CA (R4, R11-12, R15). We support Po Toi to be designated as a Site of Special Scientific Interests "SSSI" (R4, R11-12, R14) and ultimately designated as a "Country Park" (R4, R14, R17).

TPB/R/S/I-PTI/1-5-6

The HKBWS agrees with Mr. 羅成 (R5) and 蒲台島村公所工作關注組 (R6) that the ecological environment on Po Toi should be protected and should not be rezoned for memorial garden or columbarium use. However, we are concerned that expanding the V zone would intrude into the mature trees and woodland at the northern boundary of the current V zone, which is an important bird area on Po Toi. The recent Hong Kong and China first record of the Ijima's Leaf Warbler (*Phylloscopus ijimae*) was

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Address: 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong
電話 Tel.No.: 2377 4387
傳真 Fax.No.: 2314 3687
電郵 E-mail.: hkbws@hkbws.org.hk

found on the mature trees near the V zone. Therefore, we do not agree with the expansion of V zone as proposed by R6. Nevertheless, we would like to thank R6 for supporting our recommendation of designating Po Toi as Country Park.

TPB/R/S/I-PTI/1-7

Islands District Council Member Ms Yu Lai Fan (R7) mentioned that the current conservation zonings would limit future developments and opportunities for tourism. However, it is the peaceful natural environment of Po Toi that the visitors admire; some of their comments are *"can't believe one is in Hong Kong"*, *"If you want to see a little of the 'real' Hong Kong, then Po Toi island is a perfect destination - forget the high rise buildings and roads crammed with thousands of people, this island has one small fishing village..."*[1], etc. It is obvious that the highlights and attractions of Po Toi are its tranquil rural setting, its spectacular geological features, its lively cultural practices during festive periods, and its remote and pristine natural environment which is suitable for the stopping over of migratory birds. The lack of large-scale development and the limited amount of visitors (e.g., unlike Cheung Chau and Lamma Island, where there are influx of enormous amount of visitors especially during weekends and holidays) have kept Po Toi intact for many decades. The HKBWS considers that the current conservation zonings would help to conserve the aforementioned characteristics of Po Toi for the ongoing enjoyment of the general public and our future generations. It is important that there is a balance between recreation and conservation for the sustainable development of Po Toi. Given the ecological sensitivity of Po Toi Islands, we therefore propose the islands to be designated as Country Park. This would fully protect this important migratory bird hot-spot as well as providing some recreational facilities for visitors, creating a better balance between conservation, education and recreation in this ecologically sensitive area.

TPB/R/S/I-PTI/1-8

The HKBWS objects to Mr. Chau Kwok Ming (R8)'s proposal of expanding the V zone to the Wan Chai area. As mentioned in our submission, the mature trees and woodland immediately adjacent to the current V zone and in the Wan Chai area are bird hot-spots. The importance of such habitats is also recognized in the Notes of the OZP, *"...The coastal areas of Tai Wan and Wan Tsai are covered with coastal woodland vegetation including large native mature trees within Po Toi village, mangroves and shrubland with tree clumps, which serves as a <u>significant ecological resource to sustain the migratory</u>*

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1 http://www.tripadvisor.com/Attraction_Review-g294217-d654295-Reviews-Po_Toi_Island-Hong_Kong.html

birds..."[2].

We are concerned the population supported by a V zone of such size as proposed by R8 would cause significant human disturbances to the surrounding ecologically sensitive habitats for migratory birds, Romer's tree frog and other wildlife. Moreover, since there are no sewerage treatment facilities on the island, villagers would rely on the use of the septic tank soakaway system. However, relevant Government Authorities already recognised the water pollution and public health problems generated by septic tank system[3]. We are concerned the proposed population would overload the natural treatment capacity for sewerage, hence causing water pollution to the waters of Po Toi.

R8 also proposed to reserve land for Eco-lodge or Youth Hostel development. Indeed, the presence of rare migratory birds, the spectacular scenery and the interesting geology features on Po Toi attracts a growing number of visitors. We do recognize there is a need for some recreational facilities, yet conservation of habitats for migratory birds MUST come first. Under the current statutory control of zonings under the Town Planning Board Ordinance (Cap. 131), the management and operation of the recreational facilities cannot be regulated and controlled. There are also no standards or guidelines for these kinds of development. We are concerned such development would introduce more human disturbances and degrade the habitat quality on the island. Moreover, given that there are very limited electricity and water supply, and no drainage and sewerage systems on the island, any development leading to an increase in population (residents/visitors) on the island would require additional facilities and infrastructures, which will likely to cause more destruction of habitats on the island. Therefore, we consider that the development of recreational facilities with overnight accommodation would potentially threaten Po Toi as a crucial re-fuelling stop for migratory birds.

TPB/R/S/I-PTI/1-9-10

The HKBWS objects to the Great Peace Investment Limited (R9)'s proposal of rezoning the CA zone at Po Toi Island D.D. Lot No. 1158 into "Other Specified Use" annotated "Memorial Garden with Columbarium" zone, and the proposal of Splendid Resource Inc. and Sky Pacific Limited (R10) of rezoning CA to "Other Specified Use" annotated "Columbarium" zone. We consider that columbarium development is not compatible with Po Toi's tranquil rural setting, its spectacular geological features and its pristine natural environment.

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[2] Section 7.2.2(a) of the Explanatory Statement

[3] http://www.dsd.gov.hk/EN/Files/OpenDay2012/PDF/Sewage_Treatment_07.pdf

Burning incense, paper offering and joss paper is a common practice for paying respect to ancestors. Even if these are not allowed inside the columbarium, people may still do it outside the premises, causing a fire risk to the natural habitats on Po Toi. In Qing Ming Festival this year, the Fire Services Department received about 151 reports of hill fires in Hong Kong[4,5,6]. The festive periods for paying respect to ancestors, are also the period when spring and autumn migratory birds stop over at Po Toi. We are concerned the columbarium development on Po Toi would increase the fire risk on the island and increase the potential loss of foraging and roosting habitats (i.e., caused by hill fires) for the migratory birds. Even if there are no hill fire events, the columbaria would attract a large amount of visitors going to Po Toi for "tomb sweeping" (R9 proposed 5,000 niches and R10 proposed 2,850 ground-wise family niches, which makes a total of 7,850 niches), thus significantly increase the human disturbances to the habitats on the island.

Back in 2012, we have reported a suspected unauthorised development at south of Wan Chai near/at the subject lots of R9 and R10, which have resulted in extensive vegetation clearance (Table 1). We consider that appropriate development controls and conservation zonings should be in place to better protect and prevent any similar habitat loss in the future. The HKBWS also urges the Town Planning Board (the Board) to proactively deter "destroy first, develop later" as stated in a press release in 2011.

Furthermore, Po Toi was identified as a potential Country Park in the South West New Territories Development Strategy Review[7]. Under Section 4 of the Country Parks Ordinance (Cap. 208) and from the website of the Agriculture, Fisheries and Conservation Department[8], "nature conservation" is one of the purposes of Country Parks, yet "columbarium" is not. The HKBWS considers that columbarium development on Po Toi is NOT of public interest in protecting Po Toi's natural heritage and thus should NOT be supported.

Concluding Remarks

As expressed in the representations of various individuals and environmental NGOs, Po Toi Islands are of significant ecological and geological conservation value. Moreover, during the first public consultation period for the Draft Po Toi OZP, over 7,000 people

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[4] http://www.881903.com/Page/ZH-TW/newsdetail.aspx?ItemId=789497&csid=261_341

[5] http://orientaldaily.com.hk/hk/bkn/cnt/news/20150405/bkn-20150405131520572-0405_00822_001.html

[6] http://www.scmp.com/news/hong-kong/article/1757555/more-hong-kong-hill-fires-reported-after-hottest-ching-ming-festival

[7] http://www.pland.gov.hk/pland_en/p_study/comp_s/swnt/final-report/final-report.htm

[8] http://www.afcd.gov.hk/english/country/cou_lea/the_facts.html

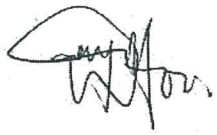
participated in the "Support Po Toi Country Park" online petition (Attachment 1) which objected to the draft Po Toi Islands Plan and asked for better protection of the Po Toi Islands (i.e., the designation of SSSI and Country Park). Po Toi's high conservation and scientific value is also recognized by BirdLife International, which is the world's largest nature conservation partnership (Attachment 2). This clearly indicates that the Po Toi Islands are of public interest, both locally and regionally, and should be adequately protected.

Therefore, the HKBWS would like to urge the Board to follow the following principles when considering the various land use zonings of Po Toi Islands: (i) to safeguard the public interest in securing the conservation and ongoing enjoyment of Po Toi's natural heritage; (ii) to comply with Government policy and legislation to protect biodiversity (i.e., the Hong Kong Planning Standards and Guidelines[9], and the New Nature Conservation Policy[10]); and (iii) to fulfil Hong Kong's international responsibilities in protecting its biodiversity and the threatened and migratory species under the Convention on Biological Diversity and the Bonn Convention on Migratory Species.

The HKBWS respectfully requests the Board to take our comments into consideration.

Thank you for your kind attention.

Yours faithfully,



Woo Ming Chuan
Conservation Officer
Hong Kong Bird Watching Society

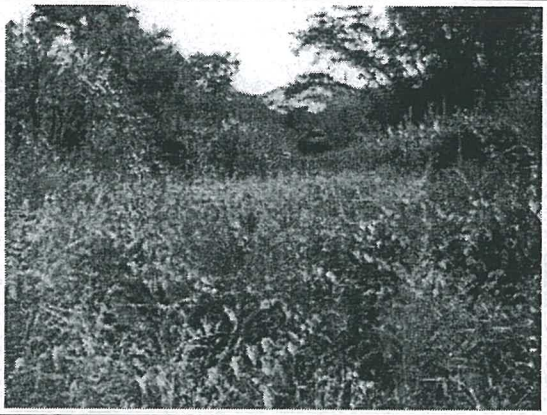
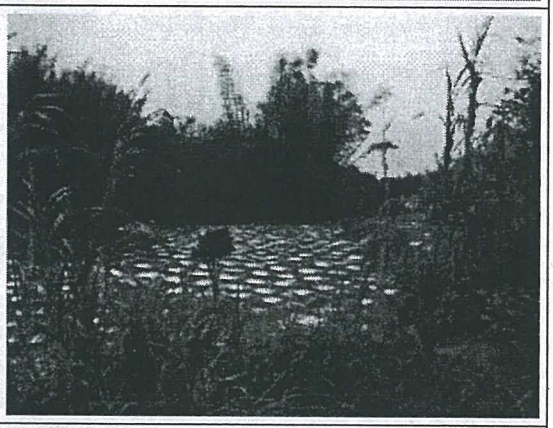
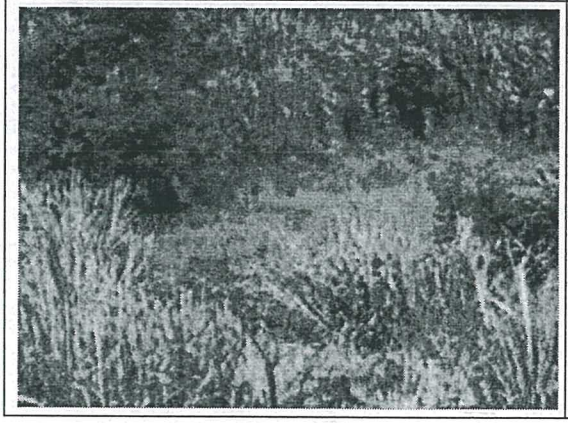
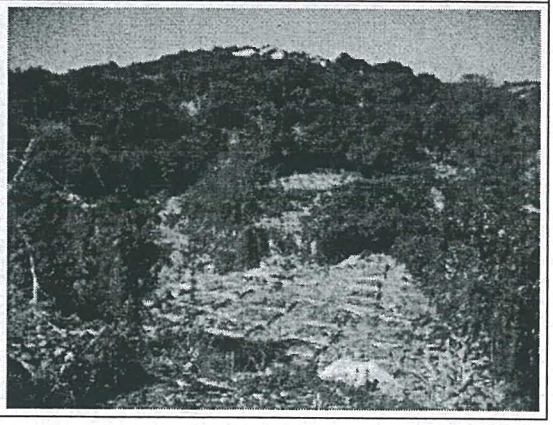
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[9] Part 2(iii) of Section 10 stated that *"the following four principles should be adopted for the practical pursuit of conservation in land use planning...control adjoining use to minimise adverse impacts on conservation zones and optimise their conservation value"*. Retrieved from http://www.pland.gov.hk/pland_en/tech_doc/hkpsg/sum/ch10/ch10_sum.htm

[10] Objectives of the New Nature Conservation Policy: http://www.afcd.gov.hk/english/conservation/con_nncp/con_nncp_po/con_nncp_po.html

cc.
Association for Geoconservation, Hong Kong
BirdLife International (Asia)
Conservancy Association
Designing Hong Kong
Hong Kong Wild Bird Conservation Concern Group
Kadoorie Farm and Botanic Garden
WWF – Hong Kong

Table 1. Comparison of the habitat/site condition before and after the suspected unauthorized development at south of Wan Chai.

Before	After
	
	
	

Attachment 1 – The participants of "Support Po Toi Country Park" online petition

No.	Time	申述人姓名：
1	4/22/2015 12:35:49	kwong siu lun
2	4/22/2015 12:46:06	Tony Tang
3	4/22/2015 12:46:56	Chan Kai Pong
4	4/22/2015 12:46:57	Lam Tan Ha
5	4/22/2015 12:47:31	胡小姐
6	4/22/2015 12:48:51	Agnes
7	4/22/2015 12:57:38	李鍾海
8	4/22/2015 13:00:18	綾裹石
9	4/22/2015 13:00:18	esther kwok
10	4/22/2015 13:04:12	Ken Lai
11	4/22/2015 13:14:45	oscar mok
12	4/22/2015 13:18:25	Alex Liu
13	4/22/2015 13:19:03	CHAN MO SZE
14	4/22/2015 13:20:07	Lo Pui Lam
15	4/22/2015 13:21:00	Sonny Chan
16	4/22/2015 13:32:58	Chan Tyler
17	4/22/2015 13:35:21	Lee Lok Yiu
18	4/22/2015 14:22:30	Yuen Wing Ka
19	4/22/2015 14:28:13	Dorothy Tam
20	4/22/2015 14:28:39	Billy Wong
21	4/22/2015 14:34:07	W.K. Chu
22	4/22/2015 14:38:49	張永基
23	4/22/2015 14:47:40	CY Tsang
24	4/22/2015 14:57:07	Ho Ching Yi
25	4/22/2015 15:19:16	POON CHING YING
26	4/22/2015 15:42:42	Leung Yu Yan
27	4/22/2015 16:02:48	Ashley Pang
28	4/22/2015 16:03:18	Liam Cheung
29	4/22/2015 16:06:55	陳均蓉
30	4/22/2015 16:20:06	lau chun wai
31	4/22/2015 16:34:06	Edward Leung
32	4/22/2015 16:46:41	Ng Lai Han
33	4/22/2015 16:58:08	Klaus LEE
34	4/22/2015 16:58:30	Ko Felix
35	4/22/2015 17:00:21	Siu Chi Ying
36	4/22/2015 17:03:49	Wong chi yin
37	4/22/2015 17:32:56	Jennifer Ho
38	4/22/2015 17:41:35	Li Mei Wa
39	4/22/2015 17:55:12	馮樂弘
40	4/22/2015 17:59:40	Hubert
41	4/22/2015 18:05:34	lo kin man ken
42	4/22/2015 18:07:47	mak ka bun
43	4/22/2015 18:11:49	Lily Lam
44	4/22/2015 18:47:45	Cheuk wai ling
45	4/22/2015 19:25:30	Choi Kwo Leung
46	4/22/2015 19:29:02	wong sai fung
47	4/22/2015 19:52:02	chan chi pui
48	4/22/2015 19:54:53	伍淑嫻
49	4/22/2015 20:10:02	Lee Ching Yi
50	4/22/2015 20:16:57	羅啟義
51	4/22/2015 20:20:45	Jason Prohaska
52	4/22/2015 20:32:48	黃展華
53	4/22/2015 20:32:53	Cheung Man Fai
54	4/22/2015 20:44:18	Mimi Ho
55	4/22/2015 20:46:08	Ella lee
56	4/22/2015 20:55:10	lam siu chi
57	4/22/2015 21:01:34	Kingston Tang
58	4/22/2015 21:03:58	Cheung Men
59	4/22/2015 21:06:38	May Lai
60	4/22/2015 21:07:48	吳潔明
61	4/22/2015 21:08:14	吳潔明
62	4/22/2015 21:12:20	Martin So
63	4/22/2015 21:12:30	Martin So
64	4/22/2015 21:13:14	anis wong
65	4/22/2015 21:15:26	Ambrose Poon
66	4/22/2015 21:20:38	Mak Sui Shing Adolf
67	4/22/2015 21:34:30	tse yin kwan
68	4/22/2015 21:48:41	Zee Christine
69	4/22/2015 21:49:34	Andy
70	4/22/2015 21:52:19	Lamela
71	4/22/2015 22:00:40	麥皓棠
72	4/22/2015 22:00:52	Peter, Lee Poin Wong
73	4/22/2015 22:01:54	Ralph Wong
74	4/22/2015 22:05:18	Lee Chi Hang
75	4/22/2015 22:06:34	Sarah Lee
76	4/22/2015 22:19:46	yu chung yeung
77	4/22/2015 22:22:18	Wilson
78	4/22/2015 22:33:22	Wu ka wai
79	4/22/2015 22:37:55	leung wai chun
80	4/22/2015 22:47:55	Tsang Hin For
81	4/22/2015 22:52:05	lau carson
82	4/22/2015 22:57:56	Fong S.L.
83	4/22/2015 22:58:19	Chan Hiu Tung
84	4/22/2015 23:00:59	杜振南
85	4/22/2015 23:26:16	TSE Kwong-chi Gary
86	4/22/2015 23:45:38	茹穎緻
87	4/22/2015 23:46:46	LAU TAK YING
88	4/23/2015 0:19:23	shirley wong
89	4/23/2015 0:20:03	Katherine Leung
90	4/23/2015 0:47:59	Sidney Cheung
91	4/23/2015 0:55:15	Peggy Lai
92	4/23/2015 0:58:46	Evelyn Fu
93	4/23/2015 1:28:36	Victor Siu
94	4/23/2015 1:37:51	Lee Chiu Pong
95	4/23/2015 1:58:27	Lau Wing Sum
96	4/23/2015 2:21:06	Alex
97	4/23/2015 3:51:29	Ho Man Hin Peter
98	4/23/2015 3:52:56	Ho Man Hin Peter
99	4/23/2015 6:04:42	陸燕玲
100	4/23/2015 8:11:12	Peter Chiu
101	4/23/2015 8:58:09	Chi Yan Wong

102	4/23/2015 8:58:54	Isaac Tse
103	4/23/2015 9:05:45	Chan Shu Leung
104	4/23/2015 9:33:53	Lam Yee Man
105	4/23/2015 9:36:56	Suen Lut Ming
106	4/23/2015 9:49:25	siu ting woon
107	4/23/2015 10:17:28	MA YAT MAN
108	4/23/2015 10:20:40	鍾寶強
109	4/23/2015 10:31:28	Ruth Tam
110	4/23/2015 10:35:46	Chung Tsz Kin
111	4/23/2015 10:56:55	Connie Ma
112	4/23/2015 11:39:12	Chan Ho Ting
113	4/23/2015 12:02:43	CHENG SAU MEI
114	4/23/2015 12:36:24	Lin Po Ling
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116	4/23/2015 13:14:15	RIco Lee
117	4/23/2015 13:18:40	Chan George
118	4/23/2015 13:24:50	Terry Tam
119	4/23/2015 13:58:36	CHAN MEI TIN
120	4/23/2015 14:39:29	黃達善
121	4/23/2015 14:43:42	Lawrence To
122	4/23/2015 14:48:02	KT Cheng
123	4/23/2015 15:17:16	Cheng Po Po
124	4/23/2015 15:56:25	Hon Kai
125	4/23/2015 16:03:25	李志雄
126	4/23/2015 19:39:07	Anna Mak
127	4/23/2015 19:39:26	Grace
128	4/23/2015 19:39:52	Grace
129	4/23/2015 19:57:33	winnie wong
130	4/23/2015 20:32:41	kwok kam hung
131	4/23/2015 20:32:56	Chan Hoi Yan
132	4/23/2015 22:20:03	Eko
133	4/23/2015 23:01:30	Cheng Long Yee
134	4/23/2015 23:02:20	CK Leung
135	4/23/2015 23:03:47	Joyce W.

136	4/23/2015 23:17:08	陳永通
137	4/23/2015 23:31:54	Au Yeung Kai Yin
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139	4/24/2015 0:42:04	Chau SY
140	4/24/2015 0:45:35	Kah See Min
141	4/24/2015 0:55:58	Amy Kong
142	4/24/2015 1:01:38	Cheng Kam Yin
143	4/24/2015 1:25:55	Michelle Lai
144	4/24/2015 3:59:00	LAU KEI CHIU
145	4/24/2015 6:16:09	Vanessa Mak
146	4/24/2015 7:30:06	Lee man hung
147	4/24/2015 7:45:37	Wong Nga Chi
148	4/24/2015 8:27:04	To Tsui Shan
149	4/24/2015 8:32:10	Lo Heung Wah
150	4/24/2015 9:13:59	Beary Pang
151	4/24/2015 9:18:05	Ben Hung Hing Shui
152	4/24/2015 9:48:13	wong man wa
153	4/24/2015 9:52:40	LAU Cheuk Wah
154	4/24/2015 9:54:16	LAM MAN LOK
155	4/24/2015 9:57:34	Tony Cheng
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159	4/24/2015 10:53:01	Cheung Yee Wa
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161	4/24/2015 10:56:13	Betty Mak
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178	4/24/2015 18:14:16	Sandra Lau
179	4/24/2015 18:16:55	Thomas Shum
180	4/24/2015 18:18:12	Lo Po Shan
181	4/24/2015 18:18:54	KAN KA YING
182	4/24/2015 18:19:28	Anna Wong
183	4/24/2015 18:19:50	黃嘉雯
184	4/24/2015 18:21:16	張欣浩
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186	4/24/2015 18:29:19	mr wong
187	4/24/2015 18:29:27	mr wong
188	4/24/2015 18:30:58	CHEONG U TAN
189	4/24/2015 18:34:34	Jason Yiu
190	4/24/2015 18:36:32	PANG YIN CHEUNG
191	4/24/2015 18:39:14	Mui Wai Yin
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193	4/24/2015 18:43:33	Kwok Yin Wai
194	4/24/2015 18:44:33	sy chow
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203	4/24/2015 18:52:55	楊家羨

204	4/24/2015 18:55:02	Haster Wu
205	4/24/2015 18:56:00	Wong Wong yung
206	4/24/2015 18:57:36	YEUNG CHIU YIN VINCENT
207	4/24/2015 18:57:52	Lam Ngai
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215	4/24/2015 19:05:48	Dick Lau
216	4/24/2015 19:06:12	Lau Chi Chung
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220	4/24/2015 19:11:58	潘艾婷
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224	4/24/2015 19:15:23	jaw yau shing
225	4/24/2015 19:16:11	Elgin Ng
226	4/24/2015 19:17:02	林詠雪
227	4/24/2015 19:18:04	Maria Lai
228	4/24/2015 19:18:25	盧穎聰
229	4/24/2015 19:18:42	WONG HO WING
230	4/24/2015 19:18:58	鄭潔文
231	4/24/2015 19:19:42	何志輝
232	4/24/2015 19:20:15	YU HOI NING HEIDI
233	4/24/2015 19:20:50	Mo Pui Ying
234	4/24/2015 19:22:13	ng ka man carman
235	4/24/2015 19:23:42	Chan Kam Yuen Johnny
236	4/24/2015 19:24:05	Mark Mak
237	4/24/2015 19:24:06	Steve Chan
238	4/24/2015 19:24:17	Christine Law
239	4/24/2015 19:25:18	Kwan Ck
240	4/24/2015 19:26:33	Kwan Ck
241	4/24/2015 19:26:41	劉凱文
242	4/24/2015 19:29:19	CHEUNG HOI TAN
243	4/24/2015 19:30:02	Chau Fung Rai Edith
244	4/24/2015 19:31:41	leo poon
245	4/24/2015 19:32:02	馬家寶
246	4/24/2015 19:32:34	Sing pun
247	4/24/2015 19:33:45	Yuen Kin Yuk
248	4/24/2015 19:35:36	Ng Anny
249	4/24/2015 19:35:43	Kit Tsui
250	4/24/2015 19:36:00	Chan Ning yi
251	4/24/2015 19:37:04	YU YEUNG
252	4/24/2015 19:37:13	IP YAU SAN
253	4/24/2015 19:37:45	陳明潔
254	4/24/2015 19:38:37	Pang Long Ching
255	4/24/2015 19:40:52	Tim Wong
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257	4/24/2015 19:41:45	Lai Oi Lam
258	4/24/2015 19:42:06	楊美琪
259	4/24/2015 19:42:20	PATT YUEN
260	4/24/2015 19:42:32	梁欣甜
261	4/24/2015 19:43:33	Vivian Yeung
262	4/24/2015 19:44:25	yim tsui lin
263	4/24/2015 19:44:38	李揚
264	4/24/2015 19:44:39	Ngai Fai
265	4/24/2015 19:44:51	Ngai Fai
266	4/24/2015 19:45:23	Eva Fan
267	4/24/2015 19:47:21	Wong Ching Man
268	4/24/2015 19:47:21	chan wing yan
269	4/24/2015 19:48:07	chan sum chuen
270	4/24/2015 19:48:36	Nora Cheng
271	4/24/2015 19:48:53	wong wai kei
272	4/24/2015 19:49:48	鄧巧欣
273	4/24/2015 19:50:42	cha chin sing
274	4/24/2015 19:51:00	Leung Nga Ting
275	4/24/2015 19:52:03	Yu Kan Chung
276	4/24/2015 19:52:06	Cheung Wai Lok
277	4/24/2015 19:52:14	chong ron
278	4/24/2015 19:52:35	choi yin yin
279	4/24/2015 19:55:02	E Yuen
280	4/24/2015 19:55:26	莊美月
281	4/24/2015 19:55:49	yiu tsz ling
282	4/24/2015 19:58:24	朱祖仁
283	4/24/2015 19:58:37	Chung Poyi
284	4/24/2015 19:59:27	Ho king fai
285	4/24/2015 20:00:12	wong yiu nam
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288	4/24/2015 20:02:20	趙可欣
289	4/24/2015 20:02:25	Choy Wai Ching
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292	4/24/2015 20:04:27	LEE TZE KEE
293	4/24/2015 20:05:29	Sam Mok
294	4/24/2015 20:06:44	Kwok Kin Ling
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296	4/24/2015 20:07:23	馮嘉敏
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298	4/24/2015 20:07:30	馮嘉敏
299	4/24/2015 20:07:34	Ching
300	4/24/2015 20:07:40	lui yuen ching
301	4/24/2015 20:07:52	LEE SHUK TING
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308	4/24/2015 20:10:37	cheng chi man
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313	4/24/2015 20:14:17	Edward Cheung
314	4/24/2015 20:15:57	Calvin Mung
315	4/24/2015 20:16:36	鄧永鏗
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319	4/24/2015 20:18:59	李梓軒
320	4/24/2015 20:19:07	Chu Chui Yi Joyce
321	4/24/2015 20:22:47	梁笑薇
322	4/24/2015 20:23:09	Eddie Hai
323	4/24/2015 20:23:36	Andy Fung
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325	4/24/2015 20:24:27	E Choy
326	4/24/2015 20:24:39	Yuko lau
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328	4/24/2015 20:25:04	張鎮國
329	4/24/2015 20:25:18	Rosanne
330	4/24/2015 20:27:29	鄧嘉駿
331	4/24/2015 20:28:20	Lucus
332	4/24/2015 20:28:42	vic leung
333	4/24/2015 20:29:17	陳曉筠
334	4/24/2015 20:30:28	莫梓蓱
335	4/24/2015 20:30:31	陳雅怡
336	4/24/2015 20:30:56	陳俊良
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338	4/24/2015 20:33:43	Ng Kit Yan
339	4/24/2015 20:35:21	Cheng kin chung
340	4/24/2015 20:35:26	鍾致遠
341	4/24/2015 20:36:18	劉美華
342	4/24/2015 20:36:20	Chan Sau Ying
343	4/24/2015 20:36:47	Chan Sin Yan
344	4/24/2015 20:36:52	Michael Lam
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346	4/24/2015 20:37:13	mak kam lun
347	4/24/2015 20:37:48	葉倩睛
348	4/24/2015 20:38:09	陳樂遙
349	4/24/2015 20:38:24	c.h. Ng
350	4/24/2015 20:38:45	Cheng Chi Mei
351	4/24/2015 20:40:01	cheung yu kit
352	4/24/2015 20:40:09	Lai Yan lung
353	4/24/2015 20:40:16	CHEUNG WAI HUNG
354	4/24/2015 20:40:23	YEUNG MIU HUNG
355	4/24/2015 20:40:27	潘忠賢
356	4/24/2015 20:40:48	Nip Ka Yuk
357	4/24/2015 20:40:48	吳劍峯
358	4/24/2015 20:42:00	Vincent You
359	4/24/2015 20:43:33	Yu Oi To
360	4/24/2015 20:43:44	鄭若然
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362	4/24/2015 20:45:08	Eddie Yip
363	4/24/2015 20:45:08	Ms Wong
364	4/24/2015 20:45:48	miss mok
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366	4/24/2015 20:47:30	Yiu Yuet Sze
367	4/24/2015 20:48:01	kwok wing sin
368	4/24/2015 20:49:15	Henry Wong
369	4/24/2015 20:50:05	Lo Yuen Ting
370	4/24/2015 20:50:28	Tomas Lau
371	4/24/2015 20:50:48	Cheung Kwai Loy
372	4/24/2015 20:50:49	suki ip
373	4/24/2015 20:51:12	NGMANKEI
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375	4/24/2015 20:51:22	呂嘉欣
376	4/24/2015 20:51:49	Chau Ka Wun
377	4/24/2015 20:51:57	emily lao
378	4/24/2015 20:52:23	Alex Yeung
379	4/24/2015 20:52:37	CK CHAN
380	4/24/2015 20:52:55	Tang Ching Long Anson
381	4/24/2015 20:53:10	黎家榮
382	4/24/2015 20:53:57	盧曉玲
383	4/24/2015 20:54:15	Bryan Chan
384	4/24/2015 20:54:28	kam ying
385	4/24/2015 20:54:36	CK
386	4/24/2015 20:55:19	CHAN Tsz Ching
387	4/24/2015 20:55:29	mo ka yee
388	4/24/2015 20:55:32	wu chui lin
389	4/24/2015 20:56:51	Tse Wai Shan
390	4/24/2015 20:57:16	Ben
391	4/24/2015 20:57:29	Lewis So
392	4/24/2015 20:57:29	chiho sit
393	4/24/2015 20:57:32	Stanley Chan
394	4/24/2015 20:57:32	Leung sin cheung
395	4/24/2015 20:58:31	tang lok yin
396	4/24/2015 20:59:36	余家希
397	4/24/2015 20:59:37	MILA YIU
398	4/24/2015 20:59:42	annie
399	4/24/2015 20:59:56	曹樂芹
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402	4/24/2015 21:00:23	陳穎茵
403	4/24/2015 21:00:35	Jacky so
404	4/24/2015 21:00:48	chan cheuk ying
405	4/24/2015 21:01:25	chan sin tung
406	4/24/2015 21:02:20	Eva cheung
407	4/24/2015 21:02:37	Boyee Siu

408	4/24/2015 21:04:32	Kwong ngai yee
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410	4/24/2015 21:06:01	John Li
411	4/24/2015 21:06:17	Hung Ting Ngai
412	4/24/2015 21:06:26	chan yu sing
413	4/24/2015 21:06:41	區婉柔
414	4/24/2015 21:07:03	Yip Lok Tin
415	4/24/2015 21:07:57	dd bike
416	4/24/2015 21:08:22	Gary Lee
417	4/24/2015 21:09:35	TINKY LEE
418	4/24/2015 21:09:36	kin ming lee
419	4/24/2015 21:10:24	Luk Wai Ho
420	4/24/2015 21:11:36	woodtwo chan
421	4/24/2015 21:11:50	Yvonne Poon
422	4/24/2015 21:11:58	kit ho
423	4/24/2015 21:12:03	Dennis Lau
424	4/24/2015 21:12:14	Cheng ks
425	4/24/2015 21:13:20	Tang On Tik Andy
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427	4/24/2015 21:13:50	Abbie Chan
428	4/24/2015 21:14:13	Lam Siu Yin
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430	4/24/2015 21:14:51	Wong On Ni
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432	4/24/2015 21:15:09	LAU PUI KUEN
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436	4/24/2015 21:16:25	Law Hiu Shan
437	4/24/2015 21:16:43	陳澤霖
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439	4/24/2015 21:17:21	Ming Tsui
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441	4/24/2015 21:18:20	ck kwok
442	4/24/2015 21:18:26	陳嘉燊
443	4/24/2015 21:18:47	曾頌而
444	4/24/2015 21:18:58	Cody Li
445	4/24/2015 21:19:15	Grace Ng
446	4/24/2015 21:19:23	wongcm
447	4/24/2015 21:19:33	wongcm
448	4/24/2015 21:20:23	Tracy Wong
449	4/24/2015 21:20:42	方美華
450	4/24/2015 21:20:56	April Lam
451	4/24/2015 21:22:44	creamy wong
452	4/24/2015 21:22:55	cheng chor yin sana
453	4/24/2015 21:23:17	Gloria Chiu
454	4/24/2015 21:23:24	ng kit yu
455	4/24/2015 21:23:37	Hai hiu fung
456	4/24/2015 21:23:47	周昕兒
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458	4/24/2015 21:23:50	wong yeuk hay
459	4/24/2015 21:24:05	Marco Lam
460	4/24/2015 21:25:22	Lisa Wong
461	4/24/2015 21:25:58	曾沅淇
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464	4/24/2015 21:28:45	ngan Cho ho
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466	4/24/2015 21:32:04	Jennifer Yeung
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468	4/24/2015 21:32:48	Daniel Lo
469	4/24/2015 21:33:38	Yuliya.Y
470	4/24/2015 21:33:47	Sandy CHAN
471	4/24/2015 21:34:15	Leung Hon Wing
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476	4/24/2015 21:35:26	Tang kit
477	4/24/2015 21:35:28	EricTsui
478	4/24/2015 21:35:54	Karl Chang
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480	4/24/2015 21:36:38	Daphne Lei
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482	4/24/2015 21:37:19	hosiufung
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490	4/24/2015 21:42:23	Cl Yuen
491	4/24/2015 21:42:38	Chau Pui Lam
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493	4/24/2015 21:43:59	LEE YING
494	4/24/2015 21:45:00	chan wing ki
495	4/24/2015 21:45:03	hilary cheung
496	4/24/2015 21:45:51	Kong Chi Sing
497	4/24/2015 21:45:52	黃家其
498	4/24/2015 21:46:35	Chan Fung Har
499	4/24/2015 21:46:52	Chan Fung Har
500	4/24/2015 21:46:56	Annie Chau
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502	4/24/2015 21:47:11	Poon Wing Shan
503	4/24/2015 21:47:36	何妍慧
504	4/24/2015 21:48:39	Teddy LAW
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507	4/24/2015 21:49:03	何珈欣
508	4/24/2015 21:49:48	Stephen Lam
509	4/24/2015 21:49:57	Wan Sze Kit

510	4/24/2015 21:49:59	胡文俊
511	4/24/2015 21:50:39	Yu Man Wai
512	4/24/2015 21:50:40	B
513	4/24/2015 21:50:49	Yu Man Wai
514	4/24/2015 21:51:23	Kay Hung
515	4/24/2015 21:51:39	鄧麗娟
516	4/24/2015 21:51:50	Kay Hung
517	4/24/2015 21:53:02	劉凌軒
518	4/24/2015 21:53:38	Daniel HO
519	4/24/2015 21:53:38	Shum Shing Hei
520	4/24/2015 21:53:39	so yuen ting
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531	4/24/2015 21:58:10	Stephanie Hon
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535	4/24/2015 21:59:03	au
536	4/24/2015 21:59:03	張冠齊
537	4/24/2015 21:59:07	Albie Chan
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539	4/24/2015 21:59:29	CHU SIU NAM
540	4/24/2015 22:00:00	Judy Tam
541	4/24/2015 22:00:07	Ka Keung Leung
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562	4/24/2015 22:05:27	周先生
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573	4/24/2015 22:08:14	Chan Kwok Fung
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580	4/24/2015 22:09:07	Emily Tse
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582	4/24/2015 22:09:27	Lee Kwok Ho
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584	4/24/2015 22:09:46	Chan Hong Yee Connie
585	4/24/2015 22:09:59	陳思晴
586	4/24/2015 22:10:11	Ms Chiu
587	4/24/2015 22:10:16	Li Man wa
588	4/24/2015 22:10:19	TC Tsang
589	4/24/2015 22:10:43	YEUNG HANG TING
590	4/24/2015 22:10:57	Lau Kin Pong
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592	4/24/2015 22:11:23	rachel LO
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594	4/24/2015 22:11:35	Samuel Chu
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596	4/24/2015 22:12:07	楊振男
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598	4/24/2015 22:12:21	kathy lai
599	4/24/2015 22:12:25	wong ka lai
600	4/24/2015 22:12:39	Gary wong
601	4/24/2015 22:13:22	Lo Kai Chung
602	4/24/2015 22:14:03	Karen lau
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606	4/24/2015 22:15:26	Christina Fong
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608	4/24/2015 22:15:46	Tom Vance
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617	4/24/2015 22:17:57	Lee Sin Lun
618	4/24/2015 22:18:03	LEE Ka Lam
619	4/24/2015 22:18:34	daren cheng
620	4/24/2015 22:18:39	Lau Chi Man
621	4/24/2015 22:19:14	Poon Ka Yan
622	4/24/2015 22:19:14	Lee Wai Kit
623	4/24/2015 22:19:15	Rebecca chow
624	4/24/2015 22:19:39	李學賢
625	4/24/2015 22:19:52	luikityee
626	4/24/2015 22:19:56	Celia Li
627	4/24/2015 22:20:07	Szeto Ho Yin
628	4/24/2015 22:20:27	Errol Chan
629	4/24/2015 22:20:44	Dicky Kwok
630	4/24/2015 22:21:13	Cherry
631	4/24/2015 22:21:15	Tong Kwan Wai Joan
632	4/24/2015 22:21:34	Andrew Yung
633	4/24/2015 22:21:39	Mak Hung Kai
634	4/24/2015 22:21:43	Steven Cheung
635	4/24/2015 22:21:47	凌靜怡
636	4/24/2015 22:22:10	CHAN WING CHI
637	4/24/2015 22:22:12	WC Woo
638	4/24/2015 22:23:03	wing yiu
639	4/24/2015 22:23:23	ma pan wai
640	4/24/2015 22:23:42	葉晞諒
641	4/24/2015 22:24:02	李文駿
642	4/24/2015 22:24:16	Alex Lam
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644	4/24/2015 22:24:31	jim chong
645	4/24/2015 22:24:44	Yip Ka Man
646	4/24/2015 22:24:51	Moses TANG
647	4/24/2015 22:24:55	Eddy Hui
648	4/24/2015 22:24:55	Mak Chi HO
649	4/24/2015 22:25:35	楊夏至
650	4/24/2015 22:25:39	chan tsz shan
651	4/24/2015 22:26:10	Wong Ho Yi
652	4/24/2015 22:26:46	Chan Ho Nam
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654	4/24/2015 22:27:05	Laly Woo
655	4/24/2015 22:27:05	samanfa mak
656	4/24/2015 22:27:19	LEUNG KIT PING
657	4/24/2015 22:27:22	Yeung Wai kit
658	4/24/2015 22:27:44	楊香蘭
659	4/24/2015 22:27:48	Roni Chow
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662	4/24/2015 22:28:20	Jasminechan
663	4/24/2015 22:28:20	LAU KA WAN
664	4/24/2015 22:29:09	sherman ying
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667	4/24/2015 22:29:37	CY Chan
668	4/24/2015 22:29:39	Alex Hui
669	4/24/2015 22:29:48	徐朗軒
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671	4/24/2015 22:30:38	Alfred kan
672	4/24/2015 22:30:59	Vuikkic
673	4/24/2015 22:31:11	Tommy Kwok
674	4/24/2015 22:31:29	Solobe Lam
675	4/24/2015 22:31:33	wong ka ho
676	4/24/2015 22:31:45	SUKI CHAN
677	4/24/2015 22:32:18	Chan Kai Yiu
678	4/24/2015 22:32:35	Suki Yung
679	4/24/2015 22:32:40	黃穎嫻
680	4/24/2015 22:33:17	NELSON AU
681	4/24/2015 22:33:25	KAN LOK TING
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683	4/24/2015 22:34:03	Ricky Ho
684	4/24/2015 22:34:13	陳浩泉
685	4/24/2015 22:34:36	vessily wong
686	4/24/2015 22:34:36	李志軒
687	4/24/2015 22:34:51	Hung Yin Yin
688	4/24/2015 22:34:57	Stephanie chan
689	4/24/2015 22:35:26	mana CHENG
690	4/24/2015 22:35:32	Erin Lai
691	4/24/2015 22:35:32	陳煒芝
692	4/24/2015 22:35:46	Fan Suk Kwan
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695	4/24/2015 22:36:41	Irene Cheung
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701	4/24/2015 22:39:35	卓楚瑤
702	4/24/2015 22:39:47	wendy
703	4/24/2015 22:39:53	lai tsz yeung
704	4/24/2015 22:39:58	莊家賢
705	4/24/2015 22:40:07	江世明
706	4/24/2015 22:40:11	wendy
707	4/24/2015 22:40:48	Leung Nga Sze Vivian
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709	4/24/2015 22:40:50	Ken Leung
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716	4/24/2015 22:42:23	Fok sin Tung
717	4/24/2015 22:42:29	Claire Wong
718	4/24/2015 22:42:50	Chau chun wing
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722	4/24/2015 22:43:32	donna lau
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724	4/24/2015 22:43:58	樊敏聰
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741	4/24/2015 22:49:19	吳淑真
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757	4/24/2015 22:53:42	George Chow
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763	4/24/2015 22:56:46	Leung Ka Yan
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774	4/24/2015 22:59:05	Shea Chi Kong, Kevin
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787	4/24/2015 23:03:44	lo ka fai
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795	4/24/2015 23:05:25	Ng Wing Yan
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799	4/24/2015 23:06:42	Leo Lee
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812	4/24/2015 23:09:41	Jacky
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822	4/24/2015 23:12:18	roy chin
823	4/24/2015 23:12:34	Edith
824	4/24/2015 23:12:54	林勇琪
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826	4/24/2015 23:12:54	CARMAN CHAN
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837	4/24/2015 23:17:37	陳楚思
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854	4/24/2015 23:20:51	Arthur Lai
855	4/24/2015 23:21:21	Carman Tam
856	4/24/2015 23:21:56	chan ting
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865	4/24/2015 23:25:18	Wong chi man
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874	4/24/2015 23:28:03	Raven Cheng
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876	4/24/2015 23:28:32	黃穎欣
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880	4/24/2015 23:29:46	chiu hoi ling
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882	4/24/2015 23:30:37	陳凱盈
883	4/24/2015 23:30:51	edward john lam

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888	4/24/2015 23:32:08	Ccyycc
889	4/24/2015 23:32:13	lai man kay
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893	4/24/2015 23:32:43	Choy Hiu Wa
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895	4/24/2015 23:33:09	柯沛珊
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902	4/24/2015 23:34:42	李智樑
903	4/24/2015 23:34:50	Eric Ng
904	4/24/2015 23:34:58	Mei Li
905	4/24/2015 23:35:16	yetta lai
906	4/24/2015 23:35:32	Jessica
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922	4/24/2015 23:40:39	Crystal Lee
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931	4/24/2015 23:42:07	or yuen yuen
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933	4/24/2015 23:43:30	Kwong Miu Chuen
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946	4/24/2015 23:47:09	Yikrat
947	4/24/2015 23:47:09	黃繼鋒
948	4/24/2015 23:47:19	伍志威
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966	4/24/2015 23:51:59	Mak Wing Hong
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971	4/24/2015 23:53:04	Aaron Kwok
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974	4/24/2015 23:55:01	岑悟靜
975	4/24/2015 23:55:00	Tommy Chan
976	4/24/2015 23:54:59	NG Yee Lin
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1003	4/25/2015 0:01:09	Wu, Chung Kan
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1031	4/25/2015 0:07:40	Mavis
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1039	4/25/2015 0:08:58	梁凱瑩
1040	4/25/2015 0:09:13	Olive Lam
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1043	4/25/2015 0:10:52	laiyukyin
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1045	4/25/2015 0:11:49	TSE WAI YIN
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1047	4/25/2015 0:12:23	ALAN
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1049	4/25/2015 0:12:32	Chiu Sui Hin
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1845	4/25/2015 8:39:29	李浩文
1846	4/25/2015 8:40:14	chan wai man
1847	4/25/2015 8:40:35	Yeung Lai Wan
1848	4/25/2015 8:40:55	Chan Pui Hang
1849	4/25/2015 8:41:15	鄭湘楠
1850	4/25/2015 8:41:29	Kong Chi Tak
1851	4/25/2015 8:41:38	niko chan
1852	4/25/2015 8:41:59	陳朗瑩
1853	4/25/2015 8:42:19	黎栩雯
1854	4/25/2015 8:42:20	Annie
1855	4/25/2015 8:42:26	Chow sin man
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1870	4/25/2015 8:45:22	Lee Shuk Yin
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1872	4/25/2015 8:45:56	Chui Sin Man
1873	4/25/2015 8:46:34	Leao Pang
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1875	4/25/2015 8:46:57	wendy chung
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1877	4/25/2015 8:47:46	Theodore Leung
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1879	4/25/2015 8:48:58	yuen wai kam
1880	4/25/2015 8:49:36	Chor Yiu Wai
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1882	4/25/2015 8:52:42	張泰年
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1897	4/25/2015 9:01:18	Sophia Lam
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1902	4/25/2015 9:02:46	wong shuk ki
1903	4/25/2015 9:03:19	Liu Ka Ho
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1958	4/25/2015 9:21:11	盜溫志穎
1959	4/25/2015 9:21:33	李晟謙
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1970	4/25/2015 9:24:06	鄧慧姍
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1974	4/25/2015 9:26:30	Kelly Cheng
1975	4/25/2015 9:27:09	Koo Mung Ping
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2001	4/25/2015 9:35:29	Mak Yuen Ting
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2007	4/25/2015 9:38:03	Chiang Chiu Yee
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2125	4/25/2015 10:12:31	CHUNG KWOK FAI
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2167	4/25/2015 10:27:05	eva
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2197	4/25/2015 10:36:32	CM Kam
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2203	4/25/2015 10:37:49	Simon Cheung
2204	4/25/2015 10:37:58	Wong Man Kit
2205	4/25/2015 10:38:28	Choi Ming Yi
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2221	4/25/2015 10:43:52	何嘉欣
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2243	4/25/2015 10:48:34	YIP HAU SHING

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2245	4/25/2015 10:49:45	Shum Wai Ying
2246	4/25/2015 10:49:55	Wicky Cheung
2247	4/25/2015 10:49:58	Chan man wai
2248	4/25/2015 10:50:47	Monitar MOK
2249	4/25/2015 10:51:18	Wong Kat Cheung
2250	4/25/2015 10:51:19	Monitar MOK
2251	4/25/2015 10:51:23	陳梓洳
2252	4/25/2015 10:51:33	Ryan Ng
2253	4/25/2015 10:52:05	謝敏琪
2254	4/25/2015 10:52:15	Chan Ka Yiu
2255	4/25/2015 10:54:15	張小明
2256	4/25/2015 10:54:21	林申如
2257	4/25/2015 10:54:34	lai wing kei
2258	4/25/2015 10:55:47	Sharon Chan
2259	4/25/2015 10:55:55	Chui Chi Kin
2260	4/25/2015 10:55:57	Steven Lam
2261	4/25/2015 10:55:59	Christine Lui
2262	4/25/2015 10:56:34	Nicole Wong
2263	4/25/2015 10:56:47	Wong Wai Han
2264	4/25/2015 10:56:48	Debbie Fu
2265	4/25/2015 10:56:58	Wong Wai Han
2266	4/25/2015 10:56:59	徐慧宜
2267	4/25/2015 10:57:05	Tang Kai CHit
2268	4/25/2015 10:58:04	Choi Ching Hin, Kevin
2269	4/25/2015 10:58:09	Lui Yau Fai
2270	4/25/2015 10:58:21	tsang oi ching
2271	4/25/2015 10:58:26	Shiu Vivian
2272	4/25/2015 10:58:27	YIP KIN YING
2273	4/25/2015 10:58:51	AMOS HO
2274	4/25/2015 10:58:55	Cheung Wai Ting
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2276	4/25/2015 10:59:22	Fiona Keung
2277	4/25/2015 10:59:22	M.W. Chan

2278	4/25/2015 11:00:01	Natalie Ho
2279	4/25/2015 11:00:20	SY YUE
2280	4/25/2015 11:00:43	Natalie Chua
2281	4/25/2015 11:01:21	林寶珠
2282	4/25/2015 11:01:23	Yu Pui On
2283	4/25/2015 11:02:41	SIU HO FAI
2284	4/25/2015 11:03:08	Chris Fung
2285	4/25/2015 11:03:08	Yip Lai Hing
2286	4/25/2015 11:03:21	Tsang Ming Kee
2287	4/25/2015 11:03:29	Melissa pearl caldwell
2288	4/25/2015 11:03:41	Andrew Tsang
2289	4/25/2015 11:03:50	tom tsoi
2290	4/25/2015 11:04:26	王嘉俊
2291	4/25/2015 11:04:38	To Yick Nam
2292	4/25/2015 11:04:39	張裕源
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2294	4/25/2015 11:05:10	Li Tsz Yan
2295	4/25/2015 11:05:11	Wong Hau Ling
2296	4/25/2015 11:05:44	Ms Lau
2297	4/25/2015 11:05:56	chan man yu
2298	4/25/2015 11:06:44	Arthur Cheung
2299	4/25/2015 11:07:12	Anthony NG
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2316	4/25/2015 11:09:53	iris chiu
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2323	4/25/2015 11:12:30	Rex
2324	4/25/2015 11:13:14	潘家儀
2325	4/25/2015 11:13:42	Daniel FU
2326	4/25/2015 11:13:44	FAN MAN HO
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2394	4/25/2015 11:29:51	Daniel lo
2395	4/25/2015 11:29:56	Tse Man Kit
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2401	4/25/2015 11:31:21	林偉恩
2402	4/25/2015 11:31:25	梁翠屏
2403	4/25/2015 11:31:56	Thomas Chiang
2404	4/25/2015 11:32:19	張敬遊
2405	4/25/2015 11:33:26	韋凱凝
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2408	4/25/2015 11:33:57	Q Yuen
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2414	4/25/2015 11:34:57	Charles Nip
2415	4/25/2015 11:34:57	CHAN WUN CHING
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2418	4/25/2015 11:36:00	梁巧怡
2419	4/25/2015 11:36:30	Kwok Kam Yin
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2436	4/25/2015 11:40:29	LAU PO NGAN
2437	4/25/2015 11:40:49	Gary Chan
2438	4/25/2015 11:40:51	Lui Chun Man
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2441	4/25/2015 11:41:56	TRISTA LAM
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2443	4/25/2015 11:42:13	Auchunhin
2444	4/25/2015 11:42:15	李震寰
2445	4/25/2015 11:42:35	Wan Yuet Loi
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2456	4/25/2015 11:45:51	Kit Yeung
2457	4/25/2015 11:46:43	Isadora Wong
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2459	4/25/2015 11:47:41	Chan Chin Kwan
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2467	4/25/2015 11:48:46	Yuri Hoi
2468	4/25/2015 11:48:58	胡灼楓
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2473	4/25/2015 11:50:27	Cheng Kin Chun
2474	4/25/2015 11:50:27	yue wai lap
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2477	4/25/2015 11:50:52	Sophie Mo
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2481	4/25/2015 11:52:04	Lo Kim hang
2482	4/25/2015 11:52:50	Wong Lai Wa
2483	4/25/2015 11:52:51	T.Y. Lee
2484	4/25/2015 11:53:26	CHOK WING MAN
2485	4/25/2015 11:53:28	Li Miu Lee
2486	4/25/2015 11:53:30	LAM Sze kwan
2487	4/25/2015 11:53:37	S M Lo
2488	4/25/2015 11:54:07	VAKathy
2489	4/25/2015 11:54:36	Jim Yeung
2490	4/25/2015 11:54:58	周柏雯
2491	4/25/2015 11:55:03	LI CHUN MING
2492	4/25/2015 11:55:11	Cheung Ka Wai
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2497	4/25/2015 11:56:11	KK Yeung
2498	4/25/2015 11:56:20	Brenda Lau
2499	4/25/2015 11:56:44	Ms. LEUNG
2500	4/25/2015 11:56:53	Elsa Ko
2501	4/25/2015 11:56:53	Venus Kwan
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2503	4/25/2015 11:57:26	chan yin ha
2504	4/25/2015 11:57:30	Yee man
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2506	4/25/2015 11:57:43	LAW HUNG SUNG
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2515	4/25/2015 12:00:07	岑學欣
2516	4/25/2015 12:00:13	Lam Yuen Yee
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2518	4/25/2015 12:00:25	Arthur Lo
2519	4/25/2015 12:00:35	陳偉雄
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2521	4/25/2015 12:00:47	冼羽獠
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2523	4/25/2015 12:01:16	Jessie Lo
2524	4/25/2015 12:01:26	Adora Li
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2526	4/25/2015 12:02:13	Tang Ho Chi
2527	4/25/2015 12:02:15	Joyce Lee
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2556	4/25/2015 12:09:23	Tang Chi Chung
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2600	4/25/2015 12:18:42	Man
2601	4/25/2015 12:18:46	Eva Kong
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2603	4/25/2015 12:19:32	TSE KA YEE
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2620	4/25/2015 12:24:32	Mr. Li
2621	4/25/2015 12:24:45	Yeung Kwok Wang
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2625	4/25/2015 12:25:27	LO Mei Ling
2626	4/25/2015 12:25:55	Yuen Chi Tong
2627	4/25/2015 12:26:05	Ng Cheuk Hay
2628	4/25/2015 12:26:39	Cheng Kwok Wai
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2632	4/25/2015 12:28:15	鄭朗穎
2633	4/25/2015 12:28:40	Lam Yu Cheuk
2634	4/25/2015 12:28:40	陳紫雪
2635	4/25/2015 12:28:58	顧廬
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2639	4/25/2015 12:29:43	Josephine Yu
2640	4/25/2015 12:30:22	Pang yee leung
2641	4/25/2015 12:30:23	陳翠玲
2642	4/25/2015 12:30:27	Mandy Pun
2643	4/25/2015 12:30:38	Leung Pui Sze
2644	4/25/2015 12:30:55	黎浩賢
2645	4/25/2015 12:31:06	Lau On Ki
2646	4/25/2015 12:31:11	Eriaa Tsui
2647	4/25/2015 12:31:24	fu jane
2648	4/25/2015 12:32:04	HUI TAK SANG
2649	4/25/2015 12:32:47	cheng wai kwong
2650	4/25/2015 12:32:51	Lam Tsz Ying
2651	4/25/2015 12:33:00	Au Yeung Ying Hung

2652	4/25/2015 12:33:04	雷玉蓮
2653	4/25/2015 12:33:16	Mike Fu
2654	4/25/2015 12:33:23	Jason Choi
2655	4/25/2015 12:33:46	Lee Chun Wai
2656	4/25/2015 12:33:52	lawchakfung
2657	4/25/2015 12:34:51	岑仲茵
2658	4/25/2015 12:35:16	Kevin AU
2659	4/25/2015 12:35:19	leung ka ho
2660	4/25/2015 12:35:28	ho kam san
2661	4/25/2015 12:35:30	張雅涵
2662	4/25/2015 12:35:32	岑仲茵
2663	4/25/2015 12:35:32	單偉豪
2664	4/25/2015 12:35:45	Chung Cho Yan
2665	4/25/2015 12:36:16	winnie ng
2666	4/25/2015 12:37:07	Cliff Lam
2667	4/25/2015 12:37:50	Chung Hau Leung
2668	4/25/2015 12:37:56	Chan Kit
2669	4/25/2015 12:38:00	胡家銘
2670	4/25/2015 12:38:00	何裕豪
2671	4/25/2015 12:38:12	Hoi Sing Wai
2672	4/25/2015 12:38:13	David
2673	4/25/2015 12:38:37	Adley Tsang
2674	4/25/2015 12:38:57	Janice Ho
2675	4/25/2015 12:38:57	WAN YUEN TING
2676	4/25/2015 12:39:06	黎婉儀
2677	4/25/2015 12:39:45	Yolana Ng
2678	4/25/2015 12:39:47	Chau Abbey
2679	4/25/2015 12:40:26	ho ka wing
2680	4/25/2015 12:40:30	Queenie chong
2681	4/25/2015 12:40:44	ki yuen ling
2682	4/25/2015 12:40:49	李子申
2683	4/25/2015 12:40:50	黎巧如
2684	4/25/2015 12:41:04	Yue Kin Yip
2685	4/25/2015 12:42:04	Chan An Yun

2686	4/25/2015 12:42:04	Mak Ka Chung
2687	4/25/2015 12:42:12	Salina Fung
2688	4/25/2015 12:42:14	Linda Tam
2689	4/25/2015 12:42:17	Vince Yeung
2690	4/25/2015 12:42:23	chanlikping
2691	4/25/2015 12:42:30	jacqueline po
2692	4/25/2015 12:43:09	YUEN T** W**
2693	4/25/2015 12:43:21	Tracy Lee
2694	4/25/2015 12:43:27	Ng Wai Yip
2695	4/25/2015 12:43:27	Chan Lai Hing
2696	4/25/2015 12:43:32	Chan kwok Yue
2697	4/25/2015 12:43:54	Lee Lai Yee
2698	4/25/2015 12:44:07	Leung Tsz Yee
2699	4/25/2015 12:44:18	Chow Ho Yin
2700	4/25/2015 12:44:21	Jody Au
2701	4/25/2015 12:44:28	so wing leong danny
2702	4/25/2015 12:44:50	samuel Lo
2703	4/25/2015 12:44:56	盧俊宇
2704	4/25/2015 12:45:05	Wong Lap Yan
2705	4/25/2015 12:45:09	Chiu Mei Sze
2706	4/25/2015 12:45:13	葉偉文
2707	4/25/2015 12:45:55	HC Chu
2708	4/25/2015 12:46:33	Chan Pui Yan
2709	4/25/2015 12:47:52	Becky Mok
2710	4/25/2015 12:47:56	ko siu yan
2711	4/25/2015 12:47:56	Chung Hui Man
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2713	4/25/2015 12:48:08	Chung Hui Man
2714	4/25/2015 12:48:12	Lam Wai-Lok
2715	4/25/2015 12:48:13	Chung Hui Man
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2717	4/25/2015 12:48:40	Mak Wai sze
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2719	4/25/2015 12:49:17	Thomas kan

2720	4/25/2015 12:49:42	白早兒
2721	4/25/2015 12:49:43	LAU WING YAN
2722	4/25/2015 12:49:51	Derek Kwan
2723	4/25/2015 12:49:55	Cheung Wai
2724	4/25/2015 12:49:56	HO KA LI
2725	4/25/2015 12:50:17	Wai Chan
2726	4/25/2015 12:50:24	LAI KA YEUNG
2727	4/25/2015 12:50:26	To cho ting
2728	4/25/2015 12:50:26	胡杰星
2729	4/25/2015 12:50:32	Tai Chi Sing
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2735	4/25/2015 12:52:21	Maggie CHONG Mei Ki
2736	4/25/2015 12:52:22	陳振源
2737	4/25/2015 12:52:24	Leung man pan
2738	4/25/2015 12:52:45	李承剛
2739	4/25/2015 12:53:00	Ng Wing Sze
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2747	4/25/2015 12:53:47	Iris Wong
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2750	4/25/2015 12:54:31	Samson Lam
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2752	4/25/2015 12:54:37	Harold Yip
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2754	4/25/2015 12:55:18	Bowie
2755	4/25/2015 12:55:24	crystal tse
2756	4/25/2015 12:55:42	Lam wing ki
2757	4/25/2015 12:56:00	Yvonne Tam
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2759	4/25/2015 12:56:19	daphne wan
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2765	4/25/2015 12:57:27	周芷蕾
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2767	4/25/2015 12:57:58	Eric Chan
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2769	4/25/2015 12:58:18	Luk Wai Chu
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2773	4/25/2015 12:58:58	區詠珊
2774	4/25/2015 12:59:02	ngai lai ching
2775	4/25/2015 12:59:39	ho man yi
2776	4/25/2015 12:59:40	Kong Chung Kwan
2777	4/25/2015 12:59:50	張茜柔
2778	4/25/2015 13:00:00	Fan Yik Kiu Vicki
2779	4/25/2015 13:00:26	Wong Hue Kay
2780	4/25/2015 13:00:35	TANG WAI KIT
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2782	4/25/2015 13:00:43	Ck tong
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2785	4/25/2015 13:00:55	葉碧霞
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2789	4/25/2015 13:01:55	Roy Sham
2790	4/25/2015 13:02:07	袁仲榮
2791	4/25/2015 13:02:27	Kang Pui Man
2792	4/25/2015 13:02:48	Wong Lo ping
2793	4/25/2015 13:03:03	Kinki Wong
2794	4/25/2015 13:03:17	黃俊維
2795	4/25/2015 13:03:51	Norman Law
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2797	4/25/2015 13:05:19	Alison Li
2798	4/25/2015 13:05:24	Helex chan
2799	4/25/2015 13:06:02	Vicky Ng
2800	4/25/2015 13:06:03	李家雄
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2803	4/25/2015 13:06:48	kl
2804	4/25/2015 13:06:50	Irene Cheung
2805	4/25/2015 13:06:50	Wong ting ting
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2821	4/25/2015 13:09:44	Kristy Chui
2822	4/25/2015 13:09:59	Sam
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2825	4/25/2015 13:11:14	Tang Sui Ping
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2829	4/25/2015 13:12:25	Anita Leung
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2833	4/25/2015 13:14:18	Onki chan
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2835	4/25/2015 13:14:48	Angela Uy
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2841	4/25/2015 13:16:12	Eric Chung
2842	4/25/2015 13:16:15	Cathy Chan
2843	4/25/2015 13:16:15	TSE TSZ YAN
2844	4/25/2015 13:16:51	KARINE IP
2845	4/25/2015 13:16:58	Yeung ka yee
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2847	4/25/2015 13:17:11	Paula Wong
2848	4/25/2015 13:17:19	方先生
2849	4/25/2015 13:17:26	梁詠林
2850	4/25/2015 13:17:50	陳家敏
2851	4/25/2015 13:17:52	fan wing man
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2853	4/25/2015 13:18:01	Cheung Lai Nga
2854	4/25/2015 13:18:12	Pun Cho Ho
2855	4/25/2015 13:18:38	鄭樂堯

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2859	4/25/2015 13:20:30	YUEN KWOK WAI MARCO
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2863	4/25/2015 13:22:01	Tony Tam
2864	4/25/2015 13:22:19	Ming Seto
2865	4/25/2015 13:22:40	Michael Fung
2866	4/25/2015 13:22:55	許永亨
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2883	4/25/2015 13:27:52	Samuel Yeung
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2891	4/25/2015 13:29:38	Samuel Yeung
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2893	4/25/2015 13:29:58	Lau Tsz Yiu
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2897	4/25/2015 13:33:20	Yu Hei Yeung
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2901	4/25/2015 13:34:40	唐啓榮
2902	4/25/2015 13:34:40	Jack Cheung
2903	4/25/2015 13:34:48	tedman chan
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2905	4/25/2015 13:35:24	Joyce Shek
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2907	4/25/2015 13:35:38	Chan Wai Yan
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2913	4/25/2015 13:38:25	tsang hiu tung
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2915	4/25/2015 13:38:32	Chan sze wan
2916	4/25/2015 13:38:39	chan wing lam
2917	4/25/2015 13:38:49	Tang Cheuk Lam
2918	4/25/2015 13:39:29	Amy sin
2919	4/25/2015 13:39:32	Aeson Chen
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2925	4/25/2015 13:40:37	Dennis Ng
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2927	4/25/2015 13:42:05	Ha yin linng
2928	4/25/2015 13:42:06	紀曉峰
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2930	4/25/2015 13:42:41	May Fung
2931	4/25/2015 13:43:08	謝海茵
2932	4/25/2015 13:43:25	Clara Ng
2933	4/25/2015 13:43:29	Lee Tsz Ling
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2936	4/25/2015 13:44:46	Wong chi wah
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2938	4/25/2015 13:45:47	tracy lee
2939	4/25/2015 13:46:52	Adrian Lo
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2943	4/25/2015 13:48:59	Joanne Law
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2953	4/25/2015 13:54:53	hammer lee
2954	4/25/2015 13:55:02	方樂群
2955	4/25/2015 13:55:08	盧建有
2956	4/25/2015 13:55:55	kathy wong
2957	4/25/2015 13:57:09	Ryan Yeung

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2959	4/25/2015 13:57:16	SHU PUI YI
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2963	4/25/2015 13:58:29	蘇芷茵
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2966	4/25/2015 13:59:03	麥卓姿
2967	4/25/2015 13:59:38	WONG YIM LIN
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2998	4/25/2015 14:06:50	嚴文偉
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3001	4/25/2015 14:07:54	羅樂風
3002	4/25/2015 14:07:55	莊德曙
3003	4/25/2015 14:08:25	古頌恩
3004	4/25/2015 14:08:28	Tobby TO
3005	4/25/2015 14:08:28	Yiu Yuen Fung
3006	4/25/2015 14:08:33	Abby lai
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3009	4/25/2015 14:09:22	Vicky Lau
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3022	4/25/2015 14:11:46	cheung ka kin
3023	4/25/2015 14:11:55	羅子鏗
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3029	4/25/2015 14:13:32	Bonnie Lee
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3031	4/25/2015 14:13:39	Shirley Lam
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3035	4/25/2015 14:14:14	Wong Yiu Kam
3036	4/25/2015 14:14:20	黎映彤
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3038	4/25/2015 14:14:59	Tommy Ko
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3044	4/25/2015 14:16:09	Yan Chim
3045	4/25/2015 14:16:17	Angel zao
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3047	4/25/2015 14:16:33	NORIA
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3049	4/25/2015 14:16:50	Tam Yin Hung
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3267	4/25/2015 15:32:36	Vivian Ng
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3825	4/25/2015 20:22:12	謝家豪
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3838	4/25/2015 20:29:12	張翰睿
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3853	4/25/2015 20:36:40	Jeni
3854	4/25/2015 20:36:42	Rita wan
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4130	4/25/2015 22:49:37	sunny
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4185	4/25/2015 23:03:25	鄧麗玲
4186	4/25/2015 23:03:28	Jennifer Chou Yuet Yan
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4208	4/25/2015 23:08:34	Leung Pak Wai
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4210	4/25/2015 23:08:58	choi wai ki
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4212	4/25/2015 23:09:24	HUNG HO DANIEL
4213	4/25/2015 23:09:38	cheung lek kin
4214	4/25/2015 23:09:42	Carrie Chui
4215	4/25/2015 23:10:11	Leung yan tung

4216	4/25/2015 23:10:33	Law Cheuk Ki
4217	4/25/2015 23:10:43	man wai lun allen
4218	4/25/2015 23:10:47	張曉盈
4219	4/25/2015 23:11:31	wong hei man
4220	4/25/2015 23:12:17	Amanda Li
4221	4/25/2015 23:12:21	Jerry Wu
4222	4/25/2015 23:12:27	Kitty Lam
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4224	4/25/2015 23:13:34	Harrison Wong
4225	4/25/2015 23:13:51	Saleisha Nature
4226	4/25/2015 23:13:52	張綺婷
4227	4/25/2015 23:14:09	Lee Kin Long
4228	4/25/2015 23:15:10	Siu ping
4229	4/25/2015 23:15:29	CINDY CHEUNG
4230	4/25/2015 23:15:38	Samantha WU
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4232	4/25/2015 23:16:00	李穎兒
4233	4/25/2015 23:16:23	Tam Ka Ho
4234	4/25/2015 23:16:28	李杰楓
4235	4/25/2015 23:17:05	Tsang Lai Ming
4236	4/25/2015 23:17:23	蕭韻之
4237	4/25/2015 23:17:57	Chung Nok Yiu
4238	4/25/2015 23:17:58	Chung Ka Ho
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4240	4/25/2015 23:18:34	Cliff Cheung
4241	4/25/2015 23:18:49	Sandy Chan
4242	4/25/2015 23:19:00	溫智君
4243	4/25/2015 23:19:01	Gladys Chau
4244	4/25/2015 23:19:05	lauyanting
4245	4/25/2015 23:19:18	Yee fu kan
4246	4/25/2015 23:19:58	wong lai yee
4247	4/25/2015 23:20:08	CJ Fung
4248	4/25/2015 23:20:11	wong lai yee
4249	4/25/2015 23:20:15	馮穎珊

4250	4/25/2015 23:20:42	Eric Chung
4251	4/25/2015 23:21:08	Kat
4252	4/25/2015 23:21:15	Wong Hin Tung
4253	4/25/2015 23:21:16	Law Tak Lai Billy
4254	4/25/2015 23:21:55	wong ka cheung
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4256	4/25/2015 23:22:09	Chan Sze Ying
4257	4/25/2015 23:22:21	Tam on Ki
4258	4/25/2015 23:22:26	Roy Ng
4259	4/25/2015 23:22:31	cheung wai wah ricky
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4262	4/25/2015 23:23:50	Lam Shui Wut
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4264	4/25/2015 23:24:53	Frankie Tsoi
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4268	4/25/2015 23:27:26	Lam Kwok Tung
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4279	4/25/2015 23:30:32	crystal yeung
4280	4/25/2015 23:31:11	Edmund Kong
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4284	4/25/2015 23:32:17	SimonY
4285	4/25/2015 23:33:12	tse Siu mei
4286	4/25/2015 23:33:48	charmian li
4287	4/25/2015 23:33:49	Laurence Chu
4288	4/25/2015 23:34:05	Thomas Wong
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4298	4/25/2015 23:36:17	andrew chan hei man
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4301	4/25/2015 23:37:29	羅寶英
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4315	4/25/2015 23:44:29	習習
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4318	4/25/2015 23:45:49	Daisy Lai
4319	4/25/2015 23:46:33	Angel Chan
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4338	4/25/2015 23:50:24	石嘉欣
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4348	4/25/2015 23:56:50	Joyce Chan
4349	4/25/2015 23:56:56	Chan Oi Yee
4350	4/25/2015 23:57:00	Chan Wing Ngai
4351	4/25/2015 23:57:14	鍾寶華
4352	4/25/2015 23:57:30	Sammi Law
4353	4/25/2015 23:57:44	Keith Lau
4354	4/25/2015 23:57:52	Elsie Chik
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4360	4/25/2015 23:59:53	lo Mandy
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4363	4/26/2015 0:03:17	余冠陞
4364	4/26/2015 0:04:14	Chan Ka Long Kelvin
4365	4/26/2015 0:04:33	MA YIK LUN
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4369	4/26/2015 0:06:11	謝濬現
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4373	4/26/2015 0:06:49	ivy sun
4374	4/26/2015 0:07:27	姚偉權
4375	4/26/2015 0:07:40	Yim Tse Ki Alex
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4378	4/26/2015 0:08:16	amy ho
4379	4/26/2015 0:08:30	choi wing yan
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4382	4/26/2015 0:10:37	Connie HO
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4387	4/26/2015 0:12:40	Sheryl To
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4398	4/26/2015 0:18:38	Joanne Wong
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4404	4/26/2015 0:19:35	Liya Chan
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4409	4/26/2015 0:20:23	楊鈞貽
4410	4/26/2015 0:20:30	Hong Nang Kong
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4414	4/26/2015 0:22:27	James Wong
4415	4/26/2015 0:22:56	方雋豪
4416	4/26/2015 0:23:48	Iris Lam
4417	4/26/2015 0:24:55	Wong Man
4418	4/26/2015 0:25:16	CF Yeung
4419	4/26/2015 0:26:09	鄭詠恩
4420	4/26/2015 0:26:25	簡文慧
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4422	4/26/2015 0:27:45	Joy Lee
4423	4/26/2015 0:27:50	mic yu
4424	4/26/2015 0:27:59	Chan Wing Sze
4425	4/26/2015 0:28:27	林家好
4426	4/26/2015 0:29:15	mc
4427	4/26/2015 0:29:23	Ken Choi
4428	4/26/2015 0:29:32	Or Lai Ling
4429	4/26/2015 0:30:33	Patrick Fung
4430	4/26/2015 0:30:34	陳亦輝
4431	4/26/2015 0:30:54	許嘉淇
4432	4/26/2015 0:31:00	Tina Wong
4433	4/26/2015 0:31:21	Chan Yuk Wai
4434	4/26/2015 0:31:38	蘇志光
4435	4/26/2015 0:31:39	Hammer No
4436	4/26/2015 0:32:35	Clara Pei
4437	4/26/2015 0:33:00	MA SAI TSUN MATCHT
4438	4/26/2015 0:34:04	鄧智仁
4439	4/26/2015 0:34:23	YU Shuk Ching
4440	4/26/2015 0:34:35	Winky ng
4441	4/26/2015 0:34:36	羅苑君
4442	4/26/2015 0:35:21	NOK AY
4443	4/26/2015 0:35:32	LIX LI
4444	4/26/2015 0:36:49	EINSTEIN
4445	4/26/2015 0:36:53	Monique ng
4446	4/26/2015 0:37:21	Ngok chin
4447	4/26/2015 0:38:14	CHANG SHUN LING
4448	4/26/2015 0:38:20	鄧穎詩
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4450	4/26/2015 0:38:53	cheung sau yu
4451	4/26/2015 0:38:58	Simon Ng
4452	4/26/2015 0:39:05	Priscilla Chau
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4456	4/26/2015 0:39:50	CHEUNG YAT CHEUNG
4457	4/26/2015 0:41:00	Natalie Lau
4458	4/26/2015 0:41:16	蘇雋寧
4459	4/26/2015 0:41:58	Woo Yuk Shan
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4462	4/26/2015 0:42:57	崔德興
4463	4/26/2015 0:43:03	Cheng Hiu Hong
4464	4/26/2015 0:43:51	Chung Ching Lung Henry
4465	4/26/2015 0:43:51	Edmond HM Kwan
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4467	4/26/2015 0:44:46	Natalie chung
4468	4/26/2015 0:45:00	IP YIN LAI
4469	4/26/2015 0:45:03	鄺國權
4470	4/26/2015 0:45:06	wong cho ki
4471	4/26/2015 0:46:18	利嘉晉
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4473	4/26/2015 0:48:19	Law Ka Yun
4474	4/26/2015 0:48:32	Chan Ka Yan
4475	4/26/2015 0:49:25	陳家燁
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4479	4/26/2015 0:51:33	April Ho
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4481	4/26/2015 0:52:06	林煦曉
4482	4/26/2015 0:52:17	Alex Fung
4483	4/26/2015 0:52:46	Chan Ka Ying, Jessic
4484	4/26/2015 0:53:19	Lam Yeuk Wan
4485	4/26/2015 0:53:29	Olivia Tung
4486	4/26/2015 0:53:38	Ryan Chan
4487	4/26/2015 0:54:01	林國蘭

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4492	4/26/2015 0:58:45	Wong
4493	4/26/2015 0:59:29	Connie
4494	4/26/2015 0:59:31	Adrian Kam
4495	4/26/2015 1:00:00	IVAN YIP
4496	4/26/2015 1:00:14	hui
4497	4/26/2015 1:00:41	陳奕怡
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4499	4/26/2015 1:01:43	霍情
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4501	4/26/2015 1:02:35	胡艷群
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4503	4/26/2015 1:03:55	sandy lung
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4520	4/26/2015 1:14:46	YIP PAK NGAI
4521	4/26/2015 1:15:17	Ingrid Tsui
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4525	4/26/2015 1:17:56	Kong Lai Han
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4534	4/26/2015 1:26:27	Leslie Tang
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4545	4/26/2015 1:33:32	MARK MAK
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4557	4/26/2015 1:42:57	Au Hoi Yan
4558	4/26/2015 1:45:59	Ms Yan Yin
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4573	4/26/2015 2:01:34	YEUNG CHUI PING
4574	4/26/2015 2:03:01	Ng Kar Yee
4575	4/26/2015 2:04:34	Christine Cheung
4576	4/26/2015 2:08:16	麥向暉
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4580	4/26/2015 2:10:33	Charlotte Cheng
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4584	4/26/2015 2:16:24	ma chi him
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4589	4/26/2015 2:22:00	林依霞

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4591	4/26/2015 2:27:23	陳智健
4592	4/26/2015 2:27:38	Anny Mok
4593	4/26/2015 2:28:33	鄭凱瑜
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4598	4/26/2015 2:33:42	Alex Chow
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4601	4/26/2015 2:35:03	Cheng Belinda
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4603	4/26/2015 2:39:23	Lam Sai Chak
4604	4/26/2015 2:39:42	吳卓恆
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4608	4/26/2015 2:46:07	朱焯韡
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4610	4/26/2015 2:50:33	Tung Yu Lee
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4612	4/26/2015 2:54:45	Wilson Kwok
4613	4/26/2015 2:54:54	Chan Chun Tat
4614	4/26/2015 2:55:29	Howie Sin
4615	4/26/2015 2:57:25	Himson Li
4616	4/26/2015 2:57:36	Lo miu Foon
4617	4/26/2015 3:00:44	autumn chow
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4619	4/26/2015 3:08:33	Lee Ho
4620	4/26/2015 3:11:53	Alvin Tsang
4621	4/26/2015 3:15:49	Vicky Hung
4622	4/26/2015 3:17:23	isaac man
4623	4/26/2015 3:23:50	馮家軒
4624	4/26/2015 3:25:13	賴樂瑤
4625	4/26/2015 3:30:37	Loong Chiu Shing
4626	4/26/2015 3:34:39	Ng Hei Tung
4627	4/26/2015 3:35:10	Lei Hoi Ki
4628	4/26/2015 3:45:27	Hung Sze Man
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4630	4/26/2015 3:48:00	Liu Ngan Chiu
4631	4/26/2015 3:48:02	Liu Ngan Chiu
4632	4/26/2015 3:50:34	sharon tsang
4633	4/26/2015 3:52:59	曹卉欣
4634	4/26/2015 4:04:00	man nga lai
4635	4/26/2015 4:04:21	Fung Ka Yi
4636	4/26/2015 4:12:30	leung chun wai
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4638	4/26/2015 4:17:19	Wong Man Yiu
4639	4/26/2015 4:17:25	Ranald Ng
4640	4/26/2015 4:25:33	藍卓賢
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4643	4/26/2015 4:36:01	Cheung Shuk Kwan
4644	4/26/2015 4:38:23	Fai Lee
4645	4/26/2015 4:52:25	黃嘉敏
4646	4/26/2015 5:03:18	Justin Lee
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4648	4/26/2015 5:39:15	Luk Wing Kei
4649	4/26/2015 5:39:30	楊咏雅
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4652	4/26/2015 6:05:31	wu kai yan
4653	4/26/2015 6:09:21	Aki Sin
4654	4/26/2015 6:15:04	Chau Kit Yi
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4656	4/26/2015 6:32:39	施穎隆
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4667	4/26/2015 7:11:54	Tse tin Hoi
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4729	4/26/2015 9:10:26	Emily
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4792	4/26/2015 10:07:38	TSANG PUI SHAN
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4797	4/26/2015 10:13:34	Max Leung
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4801	4/26/2015 10:15:03	Julie Li
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4803	4/26/2015 10:16:38	Tai yuk lin
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4811	4/26/2015 10:21:39	Ingrid Sum
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4813	4/26/2015 10:22:31	黃廸邦
4814	4/26/2015 10:22:35	Angela Chan
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4817	4/26/2015 10:25:03	屈浩賢
4818	4/26/2015 10:26:09	Michael Lau
4819	4/26/2015 10:26:28	Cheung king chun
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4824	4/26/2015 10:31:55	Kristy Lee
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4834	4/26/2015 10:51:33	陳詠怡
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4891	4/26/2015 11:39:40	sasa
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4937	4/26/2015 12:18:12	Gary Ng
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4985	4/26/2015 12:52:32	Michael Chan
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4991	4/26/2015 12:58:54	SAM
4992	4/26/2015 13:02:16	Herlina Chi Ching, Franki
4993	4/26/2015 13:02:31	Terry Wong
4994	4/26/2015 13:03:30	CHAN HEI FUNG
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5003	4/26/2015 13:08:15	WONG YIU NANG
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5006	4/26/2015 13:13:11	Timothy Li
5007	4/26/2015 13:14:42	Ngo Sin Yu
5008	4/26/2015 13:14:56	Terry tang
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5012	4/26/2015 13:18:51	LO KAM TAO
5013	4/26/2015 13:20:18	Kristin Li
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5015	4/26/2015 13:21:59	alan choi
5016	4/26/2015 13:22:27	林宇康
5017	4/26/2015 13:23:07	lone cheung
5018	4/26/2015 13:23:41	Man Chi Kwan
5019	4/26/2015 13:24:04	王愛玲
5020	4/26/2015 13:25:57	CARMEN
5021	4/26/2015 13:26:39	Yan SHUK Fong
5022	4/26/2015 13:26:56	Eve Mak
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5024	4/26/2015 13:28:34	dora kwok
5025	4/26/2015 13:29:16	Lo Hiu Lam
5026	4/26/2015 13:30:28	Betty Lee
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5032	4/26/2015 13:35:05	Xelia Yuen
5033	4/26/2015 13:36:05	Ailey Mak
5034	4/26/2015 13:36:29	Pak LEE
5035	4/26/2015 13:36:47	Martini Ip
5036	4/26/2015 13:37:23	Yu Yam Cheung
5037	4/26/2015 13:37:38	黃康橋
5038	4/26/2015 13:38:37	hung chi hang
5039	4/26/2015 13:39:12	ckshum
5040	4/26/2015 13:39:28	Kwok yuklam
5041	4/26/2015 13:39:52	ELISA Wong
5042	4/26/2015 13:40:24	Kelly Tai
5043	4/26/2015 13:42:08	chong chun kit
5044	4/26/2015 13:42:44	徐德榮
5045	4/26/2015 13:43:41	Step Wong
5046	4/26/2015 13:44:39	Law Wai Ting
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5048	4/26/2015 13:47:55	KO SIU FAI
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5051	4/26/2015 13:49:32	Windy Yeung
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5053	4/26/2015 13:49:59	Colin Wong
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5055	4/26/2015 13:51:16	ann
5056	4/26/2015 13:51:59	Lam Chi Chung
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5216	4/26/2015 17:16:34	Wong Tsz Fan
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5254	4/26/2015 18:04:44	Candy Tsang
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5268	4/26/2015 18:19:32	Amy
5269	4/26/2015 18:19:45	趙紹惠
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5279	4/26/2015 18:31:14	Edith Tang
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5284	4/26/2015 18:39:43	Lau Hok Sum, Samson
5285	4/26/2015 18:40:49	Pih Wing Yin Annie
5286	4/26/2015 18:40:53	HUE SIU WING
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5291	4/26/2015 18:50:51	FOX LAM
5292	4/26/2015 18:52:44	Lam Wai Lung
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5296	4/26/2015 18:55:30	Rovenna
5297	4/26/2015 18:55:45	麥潔瑩
5298	4/26/2015 18:55:54	Joey Cheng
5299	4/26/2015 18:56:05	Joey Cheng
5300	4/26/2015 18:57:45	Justin Chui
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5318	4/26/2015 19:24:31	Jimmy Wong
5319	4/26/2015 19:25:05	葉瑋淇
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5342	4/26/2015 19:57:32	劉嘉豪
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5369	4/26/2015 20:33:58	mikepoon
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5373	4/26/2015 20:38:35	TAM KIT YUNG
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5380	4/26/2015 20:48:55	Barbara Liu
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5388	4/26/2015 20:55:37	霍楚明
5389	4/26/2015 20:55:59	Janet chan
5390	4/26/2015 20:58:59	CHU XUEN POK
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5396	4/26/2015 21:05:26	tung ho yee
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5398	4/26/2015 21:05:44	王馨瑩
5399	4/26/2015 21:07:13	SIU PO KI
5400	4/26/2015 21:07:37	Chan WM Cecilia
5401	4/26/2015 21:07:40	David
5402	4/26/2015 21:07:43	yung ching har
5403	4/26/2015 21:10:46	Chan WM Cecilia
5404	4/26/2015 21:11:34	Tang Kit Man
5405	4/26/2015 21:12:12	陳澤勳

5406	4/26/2015 21:12:37	梁鈞明
5407	4/26/2015 21:13:06	Chan Wing Lok
5408	4/26/2015 21:14:17	Lam Tan Ki
5409	4/26/2015 21:14:21	Max Tam
5410	4/26/2015 21:16:12	Pancy
5411	4/26/2015 21:17:41	alison yip
5412	4/26/2015 21:20:54	區家慶
5413	4/26/2015 21:20:59	Leung Ka wing
5414	4/26/2015 21:21:16	Leung Ka wing
5415	4/26/2015 21:21:53	Annisa Tong
5416	4/26/2015 21:22:49	Wong Wai man
5417	4/26/2015 21:23:35	畢志坤
5418	4/26/2015 21:23:57	Kelvin fok
5419	4/26/2015 21:24:06	YM CHUNG
5420	4/26/2015 21:24:11	FUNG PUI YAN
5421	4/26/2015 21:24:20	陳子豪
5422	4/26/2015 21:24:37	Pan Cheung
5423	4/26/2015 21:25:52	Shan Cheung
5424	4/26/2015 21:26:49	choi ming hon
5425	4/26/2015 21:27:13	WU PAK LING
5426	4/26/2015 21:27:35	Nam
5427	4/26/2015 21:27:53	Mon
5428	4/26/2015 21:28:56	chan lee lee
5429	4/26/2015 21:30:28	AMBER MA
5430	4/26/2015 21:30:54	Cham Wing Hong
5431	4/26/2015 21:33:31	lau Po kei
5432	4/26/2015 21:33:37	Fu Wing Kan
5433	4/26/2015 21:33:47	yau shun him
5434	4/26/2015 21:34:21	吳承恩
5435	4/26/2015 21:35:39	Miss Choi
5436	4/26/2015 21:35:45	Maisy
5437	4/26/2015 21:36:09	Maisy
5438	4/26/2015 21:36:52	chan ken
5439	4/26/2015 21:37:22	Yuen Ying Ying
5440	4/26/2015 21:38:01	莫迦淇
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5442	4/26/2015 21:40:13	Yiu keen wah
5443	4/26/2015 21:40:24	Alvin Hui
5444	4/26/2015 21:40:35	Kwok Kit Yee
5445	4/26/2015 21:40:52	Tam Man Ho
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5447	4/26/2015 21:43:18	Hui Wing Ho
5448	4/26/2015 21:43:26	Samson Lau
5449	4/26/2015 21:43:55	馮卓希
5450	4/26/2015 21:44:58	sun pui ming
5451	4/26/2015 21:44:59	Fender Law
5452	4/26/2015 21:46:30	Leung ka wai
5453	4/26/2015 21:48:57	Kenneth
5454	4/26/2015 21:49:13	Wong pok man
5455	4/26/2015 21:49:46	Lo Pui Kwan
5456	4/26/2015 21:50:34	Vincy
5457	4/26/2015 21:51:49	L Chin
5458	4/26/2015 21:52:15	朱婉廸
5459	4/26/2015 21:52:30	chan t c
5460	4/26/2015 21:54:12	Mandy Wong
5461	4/26/2015 21:55:10	Karen Ma
5462	4/26/2015 21:55:59	Angela Wong
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5464	4/26/2015 21:59:20	Eva Li
5465	4/26/2015 22:00:43	Mandy Man
5466	4/26/2015 22:01:01	Yeung ChungYan
5467	4/26/2015 22:01:25	fung chi wai
5468	4/26/2015 22:01:57	何萃澄
5469	4/26/2015 22:02:32	陳欣怡
5470	4/26/2015 22:04:20	TIFFANY HUNG
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5478	4/26/2015 22:10:30	sin sai ho
5479	4/26/2015 22:10:56	羅寶珊
5480	4/26/2015 22:13:21	Tsui Kwan Yu
5481	4/26/2015 22:15:38	LEE Kwan Wai
5482	4/26/2015 22:15:45	黃思琪
5483	4/26/2015 22:19:08	Elizabeth Kong
5484	4/26/2015 22:19:10	David Pan
5485	4/26/2015 22:20:10	LAI Hung
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5491	4/26/2015 22:25:57	吳漳灝
5492	4/26/2015 22:27:29	Fion Cheung
5493	4/26/2015 22:28:40	k.f.yan
5494	4/26/2015 22:28:43	M Wong
5495	4/26/2015 22:28:50	Eddie Tse
5496	4/26/2015 22:32:54	chan kin bong bono
5497	4/26/2015 22:36:45	FAN HOI YAN
5498	4/26/2015 22:36:48	Lau Yin Bing Maurine
5499	4/26/2015 22:38:36	DIANA WONG
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5507	4/26/2015 22:48:02	luo xuefang

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5534	4/26/2015 23:12:23	Eric Lai
5535	4/26/2015 23:13:17	Amy Chow
5536	4/26/2015 23:14:03	Lai Tin Wang
5537	4/26/2015 23:14:04	Annie To
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5540	4/26/2015 23:15:07	Ray So
5541	4/26/2015 23:15:35	kodi wan
5542	4/26/2015 23:17:19	Lau Mei Ki
5543	4/26/2015 23:17:44	jeff ng
5544	4/26/2015 23:17:52	朱家蔚
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5546	4/26/2015 23:18:06	jason chan
5547	4/26/2015 23:18:21	Claudia Au
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5550	4/26/2015 23:20:27	Thomas Lau
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5552	4/26/2015 23:20:42	Eliza Lam
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5557	4/26/2015 23:25:05	Rebecca Yung
5558	4/26/2015 23:26:31	Raymond Cheng
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5560	4/26/2015 23:28:30	鄭啓樂
5561	4/26/2015 23:28:50	莫志濠
5562	4/26/2015 23:34:05	ysl
5563	4/26/2015 23:34:43	Tam Yu Chun
5564	4/26/2015 23:35:02	Denise Wu
5565	4/26/2015 23:35:42	Cheung Wing Tung Vince
5566	4/26/2015 23:35:57	Pau Kai Yin Thomas
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5570	4/26/2015 23:42:26	ho yu fung
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5574	4/26/2015 23:45:50	Tang ho kin
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5582	4/26/2015 23:49:56	sowingyee
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5594	4/26/2015 23:59:38	陳曉琳
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5598	4/27/2015 0:01:21	elly lee
5599	4/27/2015 0:03:28	張尊居
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5601	4/27/2015 0:05:22	Teddy To
5602	4/27/2015 0:05:40	Fung King Lun
5603	4/27/2015 0:05:52	Emily
5604	4/27/2015 0:05:53	Kong Yin Ting
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5606	4/27/2015 0:07:29	鄭詩韻
5607	4/27/2015 0:07:32	梁敏烽
5608	4/27/2015 0:08:59	rachel chan
5609	4/27/2015 0:09:19	law oi lin

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5611	4/27/2015 0:12:26	Ming Kwok
5612	4/27/2015 0:14:37	Chan Che Chung
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5614	4/27/2015 0:16:33	chan ka wang
5615	4/27/2015 0:16:44	Loni Ling
5616	4/27/2015 0:18:32	Pao Yeuk
5617	4/27/2015 0:20:02	何玉珠
5618	4/27/2015 0:20:19	梁晋堅
5619	4/27/2015 0:20:43	Kong Yin Ting
5620	4/27/2015 0:21:46	Hillman Lam
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5622	4/27/2015 0:22:49	yu yu
5623	4/27/2015 0:23:59	Nuriko chung
5624	4/27/2015 0:25:07	Susana Pui
5625	4/27/2015 0:26:09	Daisy Ho
5626	4/27/2015 0:26:19	To Yuen Ying
5627	4/27/2015 0:28:58	Kwok Man Fung Marvin
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5630	4/27/2015 0:31:52	jimmy siu
5631	4/27/2015 0:32:16	Roman HO
5632	4/27/2015 0:32:33	Arthur Au
5633	4/27/2015 0:33:37	Yau Hiu Kwan
5634	4/27/2015 0:36:56	Alexander Chan
5635	4/27/2015 0:37:36	chan dick sum
5636	4/27/2015 0:38:01	Chan Yiu Man
5637	4/27/2015 0:38:01	Marco Lau
5638	4/27/2015 0:38:38	wes wong
5639	4/27/2015 0:41:21	Ng Hoi Lam
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5642	4/27/2015 0:43:40	angel chang
5643	4/27/2015 0:45:19	yung chun ni
5644	4/27/2015 0:50:22	Chan Shin Tung
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5647	4/27/2015 0:57:14	clare yuen
5648	4/27/2015 0:57:54	Koo Wai Man
5649	4/27/2015 0:57:57	Wong Lai Wah mona
5650	4/27/2015 1:01:29	阮頌倫
5651	4/27/2015 1:02:20	彭熙文
5652	4/27/2015 1:02:24	Nelson Tam
5653	4/27/2015 1:02:55	Lau Wang Tsun
5654	4/27/2015 1:05:18	楊慧儀
5655	4/27/2015 1:05:18	Lui Man Kin Kenneth
5656	4/27/2015 1:08:09	Edwin Li
5657	4/27/2015 1:08:46	林瀚超
5658	4/27/2015 1:15:05	Woo Wing Sheung
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5665	4/27/2015 1:28:56	Lawrence Tsang
5666	4/27/2015 1:32:08	Lai Yuen Ting
5667	4/27/2015 1:33:08	Mr Chan TC
5668	4/27/2015 1:33:18	顏珊珊
5669	4/27/2015 1:37:28	Sharon Kwok
5670	4/27/2015 1:38:09	D Ng
5671	4/27/2015 1:49:38	Yu Siu Yung
5672	4/27/2015 2:02:09	WAN WING HO
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5674	4/27/2015 2:15:12	chan tsz man
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5676	4/27/2015 2:20:30	chan ka chung
5677	4/27/2015 2:31:36	梁浩培
5678	4/27/2015 2:33:42	Yau Ching Man Candy (生態學系畢業生，現職環保團體)
5679	4/27/2015 2:40:23	Sum Bo Ngai
5680	4/27/2015 2:42:32	Wu Yan Yee
5681	4/27/2015 2:49:53	Cheung Sze Yu
5682	4/27/2015 2:51:13	Hong Sun Wai
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5685	4/27/2015 3:15:25	Kayla Shukkwan Lai
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5691	4/27/2015 6:25:58	Lit Wai Kwong
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5694	4/27/2015 6:52:33	Wong Chun Keung
5695	4/27/2015 6:59:04	chick shing ming
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5701	4/27/2015 7:22:46	Poon Yiu Wing
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5703	4/27/2015 7:28:14	Chung Wah On Arnold
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5705	4/27/2015 7:46:43	Gigi Cheng
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5707	4/27/2015 8:08:51	Carmen Yeung
5708	4/27/2015 8:10:22	SIU WING HANG
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5717	4/27/2015 8:29:50	Pak Lun Lee
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5719	4/27/2015 8:32:34	Wong wai kin
5720	4/27/2015 8:33:30	Tuen Wing Han
5721	4/27/2015 8:35:37	劉兆剛
5722	4/27/2015 8:37:25	steward
5723	4/27/2015 8:37:34	Lee Wing Ho
5724	4/27/2015 8:37:55	Josephine tsang
5725	4/27/2015 8:43:07	Ho Ming Wai
5726	4/27/2015 8:43:40	Cheng Chik Fai
5727	4/27/2015 8:49:24	lily
5728	4/27/2015 8:50:41	Ida chow
5729	4/27/2015 8:54:00	dickyyim
5730	4/27/2015 8:54:19	Lo Nok Man
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5733	4/27/2015 8:55:50	Tang Kam Ming
5734	4/27/2015 8:55:55	SHAU KIT YU
5735	4/27/2015 8:57:08	On Leung
5736	4/27/2015 8:57:21	Becky Cheng
5737	4/27/2015 8:58:16	林嘉慧
5738	4/27/2015 8:59:34	Yip Man Yuk
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5741	4/27/2015 9:04:04	Li Tin hung
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5743	4/27/2015 9:05:26	Sze Cho Kiu
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5745	4/27/2015 9:07:10	Jason Lau
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5755	4/27/2015 9:18:23	Yuki Yeung
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5758	4/27/2015 9:25:36	Wong wai yiu
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5761	4/27/2015 9:30:01	李美珊
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5763	4/27/2015 9:34:27	黎鈞鴻
5764	4/27/2015 9:39:11	陳美萍
5765	4/27/2015 9:39:15	FONG Hin Shu
5766	4/27/2015 9:39:29	stephanie Lai
5767	4/27/2015 9:41:10	CLY
5768	4/27/2015 9:41:21	NG SZE MING
5769	4/27/2015 9:43:41	Vivian Ho
5770	4/27/2015 9:45:09	Yip On Ki
5771	4/27/2015 9:45:44	關超權
5772	4/27/2015 9:45:56	林秀麗
5773	4/27/2015 9:45:56	黃康華
5774	4/27/2015 9:49:57	吳民樂
5775	4/27/2015 9:50:08	kris wong
5776	4/27/2015 9:53:07	SZETO SUET BO
5777	4/27/2015 9:54:24	Cheung Tan Mei
5778	4/27/2015 9:57:59	Lai Choi Ling
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5780	4/27/2015 9:58:49	Cheung Ting Ting
5781	4/27/2015 10:00:07	tong ka sin
5782	4/27/2015 10:00:34	Gigi Lam
5783	4/27/2015 10:01:58	phoenix cham
5784	4/27/2015 10:02:04	Chan Lai Wong
5785	4/27/2015 10:02:44	Nicky Hui
5786	4/27/2015 10:03:34	Oliver Norton
5787	4/27/2015 10:06:43	Bartholomew Cheung
5788	4/27/2015 10:09:23	Cheng Yu Fong
5789	4/27/2015 10:09:34	Neo Choi
5790	4/27/2015 10:10:36	Candy Wong
5791	4/27/2015 10:12:02	Cheung Sau Ping Pamela
5792	4/27/2015 10:14:00	Pang Ka Fai
5793	4/27/2015 10:14:12	LAM Ying Wai
5794	4/27/2015 10:15:34	Koumei Ie
5795	4/27/2015 10:16:36	Lam Wai Fong
5796	4/27/2015 10:19:27	MA WAI KIN
5797	4/27/2015 10:22:04	Michael Au
5798	4/27/2015 10:23:19	Hau Hoi Wan
5799	4/27/2015 10:24:29	Fung Kit Mei
5800	4/27/2015 10:24:37	Ho Mei Ki
5801	4/27/2015 10:26:20	Dinah Lee
5802	4/27/2015 10:33:27	So on man
5803	4/27/2015 10:36:30	Thomas Wong
5804	4/27/2015 10:38:01	Lo Chun Kit
5805	4/27/2015 10:40:07	盧家強
5806	4/27/2015 10:41:05	Tsang Kwong Kin
5807	4/27/2015 10:42:28	Tang chau yin
5808	4/27/2015 10:43:34	Virginia Yue
5809	4/27/2015 10:43:47	Katie Cheung
5810	4/27/2015 10:49:37	Iris
5811	4/27/2015 10:49:49	Isa Lau
5812	4/27/2015 10:50:23	Lam Zee Yun

5813	4/27/2015 10:50:28	Matthew So
5814	4/27/2015 10:54:37	Edward Pang
5815	4/27/2015 10:55:19	Cheung Wai Fong
5816	4/27/2015 10:57:46	Ho Tammy
5817	4/27/2015 11:02:18	姜順賢
5818	4/27/2015 11:02:46	Rosan Chan
5819	4/27/2015 11:04:21	林啓昌
5820	4/27/2015 11:04:30	Leung Ho Yin
5821	4/27/2015 11:04:45	Stella Wong
5822	4/27/2015 11:06:21	CHU WING YEE
5823	4/27/2015 11:06:36	盧凱莎
5824	4/27/2015 11:07:01	黃少鈺
5825	4/27/2015 11:07:16	Edgar Wong
5826	4/27/2015 11:10:20	梁凱雯
5827	4/27/2015 11:10:35	leo poon
5828	4/27/2015 11:23:00	Deli
5829	4/27/2015 11:24:40	趙天立
5830	4/27/2015 11:26:17	Isabella Ng
5831	4/27/2015 11:26:56	Ho wing kam
5832	4/27/2015 11:29:09	ho wing kam
5833	4/27/2015 11:29:13	LEE KAI HONG
5834	4/27/2015 11:30:39	Lau Mei Yee Dorid
5835	4/27/2015 11:30:55	Lau Mei Yee Dorid
5836	4/27/2015 11:33:59	Vivian Choi
5837	4/27/2015 11:34:29	Ching Ka Yan
5838	4/27/2015 11:36:35	Kor Wing Yiu
5839	4/27/2015 11:36:48	Cheng Shuk On
5840	4/27/2015 11:37:25	K.Kwong
5841	4/27/2015 11:39:56	CK Kwan
5842	4/27/2015 11:41:24	Kam Pui Ying
5843	4/27/2015 11:42:38	Angela Tang
5844	4/27/2015 11:43:33	mok ka chun
5845	4/27/2015 11:46:03	劉浩賢
5846	4/27/2015 11:50:23	Liu Hiu Lam

5847	4/27/2015 11:52:52	Cheung yin KEI
5848	4/27/2015 11:55:20	Lee Twiggy
5849	4/27/2015 11:55:41	Henry Poon
5850	4/27/2015 11:58:31	Ka Hei Ng
5851	4/27/2015 12:00:04	Tracy Chung
5852	4/27/2015 12:01:26	Gary Chow
5853	4/27/2015 12:01:32	Hon Chiu Raymond
5854	4/27/2015 12:03:17	張詠恩
5855	4/27/2015 12:04:38	Samantha Cheng
5856	4/27/2015 12:05:52	Mak Hei Man
5857	4/27/2015 12:06:09	Wan Hung Yu
5858	4/27/2015 12:06:54	Kenneth Tse
5859	4/27/2015 12:08:43	Lam Man Wah
5860	4/27/2015 12:09:17	Tam Yim Fong
5861	4/27/2015 12:09:48	So wing kei
5862	4/27/2015 12:11:33	Cheung Tsz Yan
5863	4/27/2015 12:17:24	CALVIN
5864	4/27/2015 12:17:35	Tsang Hui Tung
5865	4/27/2015 12:18:24	Peter Wong
5866	4/27/2015 12:18:32	LEUNG KA LAI
5867	4/27/2015 12:20:34	Chung Kim Man
5868	4/27/2015 12:20:36	羅詠芯
5869	4/27/2015 12:26:49	yu wai bing
5870	4/27/2015 12:27:40	Allen Ng
5871	4/27/2015 12:28:32	Annette Lee
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5873	4/27/2015 12:29:35	Katherine Mok
5874	4/27/2015 12:31:04	張藹然
5875	4/27/2015 12:32:19	Denise Lau
5876	4/27/2015 12:32:45	MAY MOK
5877	4/27/2015 12:33:32	Angela Chan
5878	4/27/2015 12:35:17	kwong sum yin
5879	4/27/2015 12:38:25	CHAN WAI CHUNG
5880	4/27/2015 12:40:49	Leona Lee

5881	4/27/2015 12:41:03	Chris Ma
5882	4/27/2015 12:42:05	Chung Candy
5883	4/27/2015 12:43:11	Lau Choi Yan
5884	4/27/2015 12:46:03	WY Chu
5885	4/27/2015 12:46:43	Yeung Pui Lam
5886	4/27/2015 12:50:17	CHAN CHI FAI
5887	4/27/2015 12:51:30	Fion Cheung
5888	4/27/2015 12:52:27	Tsang Hok Sum
5889	4/27/2015 12:53:07	Lee Tak Lun
5890	4/27/2015 12:54:32	So CHAK to
5891	4/27/2015 12:54:37	Lo kin chi
5892	4/27/2015 12:54:49	Yeung Yuk Mui
5893	4/27/2015 12:55:25	Poon chi hang
5894	4/27/2015 12:55:45	Lau Kit Ming
5895	4/27/2015 12:56:43	Jennifer CHu
5896	4/27/2015 13:00:15	Wong yuen ling
5897	4/27/2015 13:00:31	Cheng Wing Ki
5898	4/27/2015 13:03:22	Chan ka yin
5899	4/27/2015 13:06:10	Lau Wing Hong
5900	4/27/2015 13:08:09	Hung Suen Suen
5901	4/27/2015 13:14:46	Ms Ho
5902	4/27/2015 13:14:53	Tsang Wai Na
5903	4/27/2015 13:15:20	Ann Chang
5904	4/27/2015 13:15:43	Sze Man Hon
5905	4/27/2015 13:16:51	麥頌研
5906	4/27/2015 13:17:06	My Lau
5907	4/27/2015 13:17:17	梁卓軒
5908	4/27/2015 13:17:20	chan yi tung
5909	4/27/2015 13:18:47	卜莎崙
5910	4/27/2015 13:19:10	Tsoi Sze Man
5911	4/27/2015 13:19:34	wong kin keung
5912	4/27/2015 13:20:55	Lee Wai Man Candy
5913	4/27/2015 13:21:38	derek poon
5914	4/27/2015 13:21:56	CHEUNG KA CHUN

5915	4/27/2015 13:22:44	chan wai yee
5916	4/27/2015 13:23:30	kimmy cheung
5917	4/27/2015 13:23:53	Grace Chan
5918	4/27/2015 13:28:29	呂旻諺
5919	4/27/2015 13:31:35	Cheung Cheuk Yiu
5920	4/27/2015 13:31:54	kychan
5921	4/27/2015 13:32:03	Peter W Wong
5922	4/27/2015 13:32:27	Ho Chung Shun
5923	4/27/2015 13:34:23	Wong Lok Ting
5924	4/27/2015 13:39:14	Florence Fung
5925	4/27/2015 13:43:15	Sung Yik Hei
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5928	4/27/2015 13:45:35	Leung Tong Hei
5929	4/27/2015 13:45:45	HO CHI FUNG
5930	4/27/2015 13:46:08	Law Sui Wai
5931	4/27/2015 13:47:34	Chan ka wai
5932	4/27/2015 13:47:35	陳穎思
5933	4/27/2015 13:47:49	Yip Cheuk Yan
5934	4/27/2015 13:50:42	Ray Wong
5935	4/27/2015 13:50:59	simon chiu
5936	4/27/2015 13:51:13	simon chiu
5937	4/27/2015 13:51:21	YAM TAK CHING
5938	4/27/2015 13:52:26	KATE KAUR
5939	4/27/2015 13:56:57	Ho Hing Chung
5940	4/27/2015 13:57:01	李子賢
5941	4/27/2015 13:57:04	iman ho
5942	4/27/2015 13:58:08	Eric Tong
5943	4/27/2015 13:59:29	方榮芳
5944	4/27/2015 13:59:57	羅曉恩
5945	4/27/2015 14:00:05	wing wong
5946	4/27/2015 14:00:10	Raymond Lo
5947	4/27/2015 14:00:28	Lo Ming Suet
5948	4/27/2015 14:01:30	Ng chun lun

5949	4/27/2015 14:02:19	Yeung Ka Hei
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5951	4/27/2015 14:04:33	so lok yan
5952	4/27/2015 14:04:40	Jess chung
5953	4/27/2015 14:05:44	Liza Yiu
5954	4/27/2015 14:05:51	Palmer chan
5955	4/27/2015 14:06:10	Elaine Ho
5956	4/27/2015 14:06:21	Ieong Wing Yiu
5957	4/27/2015 14:06:38	黃政檳
5958	4/27/2015 14:07:45	Kwok po yi
5959	4/27/2015 14:08:26	Tsang Chun Yin
5960	4/27/2015 14:11:59	Dora Cheung
5961	4/27/2015 14:12:06	Stephy Yuen
5962	4/27/2015 14:12:18	許嘉穎
5963	4/27/2015 14:12:24	陳康譽
5964	4/27/2015 14:12:41	Bebe ho
5965	4/27/2015 14:13:00	Arthur
5966	4/27/2015 14:14:56	CHAN CHE HONG
5967	4/27/2015 14:14:59	Chan Chun Kit
5968	4/27/2015 14:15:03	SO HOI LAM
5969	4/27/2015 14:15:44	Klee Li
5970	4/27/2015 14:15:54	Lee Wing Yan
5971	4/27/2015 14:16:31	黃錦麟
5972	4/27/2015 14:18:34	Ho Po Shan Fiona
5973	4/27/2015 14:18:50	Yip Hiy Yan Qdi
5974	4/27/2015 14:19:07	Choi Tsz Ching
5975	4/27/2015 14:19:24	Martin Ma
5976	4/27/2015 14:19:38	Sarah
5977	4/27/2015 14:20:20	崔詠詩
5978	4/27/2015 14:21:55	Kwok Ka Shing Maxwell
5979	4/27/2015 14:22:32	Li wai yin sarah
5980	4/27/2015 14:22:34	chan suk han
5981	4/27/2015 14:22:46	Pak Kei Chun
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5985	4/27/2015 14:24:28	Cynthia Nip
5986	4/27/2015 14:24:28	CHEUNG WING YU
5987	4/27/2015 14:24:37	Jamie Mak
5988	4/27/2015 14:24:50	Constance
5989	4/27/2015 14:25:16	Lam Vincent
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5992	4/27/2015 14:27:52	陳雅蓉
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5994	4/27/2015 14:30:46	Grant Wong
5995	4/27/2015 14:30:47	Amanda Ng
5996	4/27/2015 14:32:39	Cherrie
5997	4/27/2015 14:34:17	PANG MEI HO
5998	4/27/2015 14:35:13	謝高展
5999	4/27/2015 14:37:34	Victor Wong
6000	4/27/2015 14:40:57	Tung Heung Wing
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6002	4/27/2015 14:44:14	Mee Wang
6003	4/27/2015 14:44:22	SK NG
6004	4/27/2015 14:44:23	karen wong
6005	4/27/2015 14:44:41	Larry Chan
6006	4/27/2015 14:44:55	LEE YUET MING
6007	4/27/2015 14:45:46	余卓穎
6008	4/27/2015 14:46:02	余卓穎
6009	4/27/2015 14:49:36	Nicole
6010	4/27/2015 14:51:22	陳麗儀
6011	4/27/2015 14:52:30	Bobby Cheung
6012	4/27/2015 14:59:21	miki ng
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6015	4/27/2015 15:02:49	Chan Wing Yan
6016	4/27/2015 15:02:37	wong pui wa

6017	4/27/2015 15:03:09	Emily Tsang
6018	4/27/2015 15:06:42	NG Siu-kong
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6021	4/27/2015 15:08:43	lam pui si
6022	4/27/2015 15:09:39	Sandra
6023	4/27/2015 15:10:02	Chow Yin Sheung
6024	4/27/2015 15:10:41	Kan Hon Kin
6025	4/27/2015 15:10:58	Patrick So
6026	4/27/2015 15:12:45	Ng Hoi Ling
6027	4/27/2015 15:13:26	李成耀
6028	4/27/2015 15:14:03	Brian Law
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6030	4/27/2015 15:16:22	Jessie Lee
6031	4/27/2015 15:16:33	Christy yeung
6032	4/27/2015 15:16:36	Rose Lai
6033	4/27/2015 15:19:04	Mugai Yaksa
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6036	4/27/2015 15:21:24	Jacky Lam
6037	4/27/2015 15:21:57	張順智
6038	4/27/2015 15:25:13	TSE NGA CHI AGNES
6039	4/27/2015 15:25:19	Jenny WYM
6040	4/27/2015 15:25:46	陳婉怡
6041	4/27/2015 15:26:36	Dorothy Suen
6042	4/27/2015 15:26:58	Kwan wai kit
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6044	4/27/2015 15:28:53	劉芊彤
6045	4/27/2015 15:29:03	Rosaline Tse
6046	4/27/2015 15:29:29	陳良
6047	4/27/2015 15:29:32	Jo Kong
6048	4/27/2015 15:33:09	meko chan
6049	4/27/2015 15:33:43	wong shu yin
6050	4/27/2015 15:34:02	Fiona Szeto

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6053	4/27/2015 15:35:30	Aiden Mak
6054	4/27/2015 15:35:33	Novel Lin
6055	4/27/2015 15:36:53	Chow Choi Kit
6056	4/27/2015 15:37:53	Jacqueline Wong
6057	4/27/2015 15:41:21	Joe Lai
6058	4/27/2015 15:41:35	Au Yeung Ching Yan
6059	4/27/2015 15:41:58	Leung Siu Wa Ernest
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6062	4/27/2015 15:43:11	文仲賢
6063	4/27/2015 15:43:48	Leung Hiu Ning
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6066	4/27/2015 15:48:53	Gloria Fan
6067	4/27/2015 15:51:22	Boby Wong
6068	4/27/2015 15:51:31	Hamlet Kwan
6069	4/27/2015 15:51:41	lee shui him
6070	4/27/2015 15:52:02	Aubrey Tse
6071	4/27/2015 15:53:36	Cheng Man Si Winnie
6072	4/27/2015 15:56:11	tsang sui chun
6073	4/27/2015 15:56:24	吳婉萍
6074	4/27/2015 15:56:30	Sarah Mak
6075	4/27/2015 15:57:00	Alvin Wong
6076	4/27/2015 15:57:16	郭俊傑
6077	4/27/2015 15:57:45	Peter Chow
6078	4/27/2015 15:57:55	張偉龍
6079	4/27/2015 15:58:20	Lok Sau Mei
6080	4/27/2015 15:58:32	CHUI SZE TAK
6081	4/27/2015 15:58:53	Wong Chi Wah
6082	4/27/2015 16:01:19	MOK YUK YI
6083	4/27/2015 16:02:09	chan Shek leung
6084	4/27/2015 16:03:41	馮詩敏

6085	4/27/2015 16:04:51	Karen Li
6086	4/27/2015 16:05:56	Ellen Shek
6087	4/27/2015 16:06:42	Loretta So
6088	4/27/2015 16:07:25	Daniel Yeung
6089	4/27/2015 16:07:47	李文浩
6090	4/27/2015 16:09:01	Chung Sze Man
6091	4/27/2015 16:10:42	Lee Joshua
6092	4/27/2015 16:11:21	郭先生
6093	4/27/2015 16:13:33	Tan wing yiu
6094	4/27/2015 16:14:00	Beck
6095	4/27/2015 16:14:03	Lincoln Chong
6096	4/27/2015 16:14:18	moon leung
6097	4/27/2015 16:14:43	Crystal chan
6098	4/27/2015 16:17:34	Stan Ho Kai Wah
6099	4/27/2015 16:18:51	WONG TAK MING
6100	4/27/2015 16:24:00	WONG KWOK CHIU
6101	4/27/2015 16:27:26	Doris
6102	4/27/2015 16:27:31	柯展華
6103	4/27/2015 16:27:44	Fung Shu Ting
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6106	4/27/2015 16:35:51	Leung
6107	4/27/2015 16:36:02	Jadesque Woo
6108	4/27/2015 16:36:49	Ng Yu Yan
6109	4/27/2015 16:36:58	Serena Aw
6110	4/27/2015 16:37:42	WONG WAI LING
6111	4/27/2015 16:41:29	Maisy Wong
6112	4/27/2015 16:42:31	姚瑤
6113	4/27/2015 16:43:17	黃良
6114	4/27/2015 16:43:32	Bo Law
6115	4/27/2015 16:44:55	Sharon Yee
6116	4/27/2015 16:45:47	Fung Kam Ping
6117	4/27/2015 16:47:15	Lee Yin Ting
6118	4/27/2015 16:49:00	Vincy Chung

6119	4/27/2015 16:50:05	Jeanne
6120	4/27/2015 16:50:41	Rebecca Chung
6121	4/27/2015 16:51:48	Agnes Wong
6122	4/27/2015 16:52:14	CHUNG CHING MAN
6123	4/27/2015 16:52:59	Lai Mei Fung
6124	4/27/2015 16:53:03	梁梓晴
6125	4/27/2015 16:55:47	Ng Ka Lok
6126	4/27/2015 16:56:02	Kwan Chit Kwo
6127	4/27/2015 16:56:38	Candy Lee
6128	4/27/2015 16:57:04	阮家肇
6129	4/27/2015 16:57:56	Clione Ho
6130	4/27/2015 16:59:08	Ng Wai Yi Regina
6131	4/27/2015 17:01:24	Mavis Munh
6132	4/27/2015 17:02:28	Law Ka Lok
6133	4/27/2015 17:03:27	Lai Cheuk Yin
6134	4/27/2015 17:04:09	yuen chung kei
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6138	4/27/2015 17:12:31	LAM HOI CHING
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6140	4/27/2015 17:13:49	Cecilia Tang
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6148	4/27/2015 17:25:00	Wong Po Yu Bonibella
6149	4/27/2015 17:25:30	Matthew Wong
6150	4/27/2015 17:26:00	Cheuk Yu Wun
6151	4/27/2015 17:27:24	Cheung shek ching
6152	4/27/2015 17:29:19	yeung mei chibg
6153	4/27/2015 17:29:22	Jian Guang Hao
6154	4/27/2015 17:29:22	Antony Chow
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6156	4/27/2015 17:31:35	陳曉瑩
6157	4/27/2015 17:31:57	Lau Wing Suen
6158	4/27/2015 17:33:43	Cheung Wing Shan
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6160	4/27/2015 17:34:37	Lam Chor Man
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6162	4/27/2015 17:37:31	LIU KA HO
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6168	4/27/2015 17:45:32	LEE, REI
6169	4/27/2015 17:47:42	Leung Ling Fung
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6171	4/27/2015 17:47:57	卓宇莉
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6175	4/27/2015 17:51:18	曾肇榮
6176	4/27/2015 17:52:29	胡麗湄
6177	4/27/2015 17:53:41	鄧家俊
6178	4/27/2015 17:54:10	chris chan
6179	4/27/2015 17:57:13	mickey choi
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6181	4/27/2015 17:59:49	Lawrence Chan
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6183	4/27/2015 18:01:05	張絲茗
6184	4/27/2015 18:02:45	chan chui yi
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6187	4/27/2015 18:03:11	Choi Mei Chun
6188	4/27/2015 18:07:13	Kenneth Liu
6189	4/27/2015 18:07:48	Li Wai Yee
6190	4/27/2015 18:08:29	CHAN KA WING
6191	4/27/2015 18:09:11	曾朗恩
6192	4/27/2015 18:09:37	LeeAnn
6193	4/27/2015 18:10:24	poon chi hang
6194	4/27/2015 18:13:18	Cheng Mei Yee
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6197	4/27/2015 18:14:46	何建霖
6198	4/27/2015 18:15:18	郭佩欣
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6200	4/27/2015 18:17:54	Lam Pak Him
6201	4/27/2015 18:18:30	leung joy
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6203	4/27/2015 18:19:16	Ho Ngai Hei Ernest
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6207	4/27/2015 18:22:11	李羽桐
6208	4/27/2015 18:23:28	Chiu Ching Yee
6209	4/27/2015 18:24:35	黃浩知
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6211	4/27/2015 18:24:53	石守賢
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6214	4/27/2015 18:26:46	ng
6215	4/27/2015 18:27:13	Lam Kwok Kit
6216	4/27/2015 18:27:38	lau wai keung
6217	4/27/2015 18:28:28	Sharon Choi
6218	4/27/2015 18:28:49	Lee Ka Lung
6219	4/27/2015 18:29:26	孫麗明
6220	4/27/2015 18:29:54	wong kit man

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6222	4/27/2015 18:32:23	Victor Yeung
6223	4/27/2015 18:32:59	潘子健
6224	4/27/2015 18:33:32	Grace Chong
6225	4/27/2015 18:33:37	Grace Chong
6226	4/27/2015 18:34:44	Elsa chan
6227	4/27/2015 18:37:00	李詩恒
6228	4/27/2015 18:37:37	Susanna CHAN
6229	4/27/2015 18:37:50	潘偉康
6230	4/27/2015 18:38:05	chris yau
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6236	4/27/2015 18:40:53	Shirley
6237	4/27/2015 18:40:59	ringo lau yuk pong
6238	4/27/2015 18:41:16	吳芷寧
6239	4/27/2015 18:41:26	Lo How Ling
6240	4/27/2015 18:41:29	Robo
6241	4/27/2015 18:41:53	CHEUNG Shek Kan
6242	4/27/2015 18:42:43	Virginia
6243	4/27/2015 18:42:58	LAM YUET WAI
6244	4/27/2015 18:43:28	Yun Yuk Kwan
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6246	4/27/2015 18:45:55	Bobo KIU
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6249	4/27/2015 18:46:29	VICKI LAI
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6252	4/27/2015 18:47:41	Bonnie Cheung
6253	4/27/2015 18:47:47	Dave Cheung
6254	4/27/2015 18:48:29	黃愉童
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6256	4/27/2015 18:51:30	kwok hor shan
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6258	4/27/2015 18:52:28	楊燕萍
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6264	4/27/2015 18:54:24	Edmond Ngai
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6275	4/27/2015 18:59:10	Pang Hoi Ying
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6280	4/27/2015 19:01:53	Carol Sit
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6283	4/27/2015 19:02:37	Yau shui ying
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6415	4/27/2015 20:15:17	Angus Tsang
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6432	4/27/2015 20:22:57	Margaret Mak
6433	4/27/2015 20:23:27	Ambrose Poon
6434	4/27/2015 20:24:03	劉志文
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6438	4/27/2015 20:27:41	Timmy Kwong
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6497	4/27/2015 21:10:21	黃雅麗
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6599	4/27/2015 21:55:50	Vicky Yu
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6601	4/27/2015 21:56:25	HUI TING FAI
6602	4/27/2015 21:56:38	chan hon chung
6603	4/27/2015 21:56:43	Carmen Chan
6604	4/27/2015 21:56:43	Candy Ho
6605	4/27/2015 21:56:45	Angus
6606	4/27/2015 21:57:01	Cheng Sau Ling
6607	4/27/2015 21:57:29	Lau saileung
6608	4/27/2015 21:57:43	Jeffery Choi
6609	4/27/2015 21:57:47	eunice leung
6610	4/27/2015 21:58:18	tavia
6611	4/27/2015 21:58:20	Tsoi shun Yee
6612	4/27/2015 21:58:32	Yeung kelly Tsz wai
6613	4/27/2015 21:58:41	Carrie Kong
6614	4/27/2015 21:58:50	Tai Francis
6615	4/27/2015 21:59:01	吳志輝
6616	4/27/2015 21:59:17	Mickey Chan
6617	4/27/2015 21:59:25	Rita Ching
6618	4/27/2015 21:59:37	Norah Shing
6619	4/27/2015 22:00:26	woo kin tak
6620	4/27/2015 22:00:50	Ken Chow
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6622	4/27/2015 22:02:24	Leung Ching Yi Gloria
6623	4/27/2015 22:02:56	Lee Hoi Yee
6624	4/27/2015 22:03:00	Sara wong
6625	4/27/2015 22:04:21	Kazaf
6626	4/27/2015 22:05:17	丁卓藍
6627	4/27/2015 22:05:26	蘇偉柟
6628	4/27/2015 22:05:33	Lung Man Ching

6629	4/27/2015 22:05:33	andrew mui
6630	4/27/2015 22:05:34	chiu shuk kwan
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6632	4/27/2015 22:06:40	Choy Yeuk Sze
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6635	4/27/2015 22:07:18	LAM SIU MAN
6636	4/27/2015 22:07:25	鍾勵君
6637	4/27/2015 22:08:32	Ryan
6638	4/27/2015 22:09:31	麥穎莜
6639	4/27/2015 22:10:59	Ho Kwok Wah
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6658	4/27/2015 22:19:08	LUK KAI CHUEN
6659	4/27/2015 22:19:30	Lai miu ling
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6663	4/27/2015 22:20:26	楊曉東
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6673	4/27/2015 22:24:36	鍾玉蘭
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6791	4/27/2015 23:14:42	Lee yuen king
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6793	4/27/2015 23:14:58	CHEUNG PUI HAY
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6795	4/27/2015 23:15:23	Yeung Chung Wing
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6807	4/27/2015 23:18:47	Athena Law
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6814	4/27/2015 23:20:06	Cheng Yee man
6815	4/27/2015 23:20:49	Yu Yat Tung
6816	4/27/2015 23:21:44	LEUNG SIN TUNG
6817	4/27/2015 23:21:53	何雅儀
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6819	4/27/2015 23:22:14	Jennifer Wong
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6828	4/27/2015 23:26:11	呂穎琪
6829	4/27/2015 23:26:26	man yan kit
6830	4/27/2015 23:26:35	Abbie Ko
6831	4/27/2015 23:26:53	金佩瑋
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6837	4/27/2015 23:31:29	李思上
6838	4/27/2015 23:31:32	Ho Leung
6839	4/27/2015 23:31:55	Wong Kit Wong
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6841	4/27/2015 23:32:34	鍾美嫻
6842	4/27/2015 23:32:52	alex cheung
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6845	4/27/2015 23:33:30	霍健華
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6850	4/27/2015 23:36:10	Eva Ng
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6864	4/27/2015 23:43:24	LAM PUI KI
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6866	4/27/2015 23:43:56	郭正平
6867	4/27/2015 23:44:09	li tse ying
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6870	4/27/2015 23:44:35	Sharon Lam
6871	4/27/2015 23:44:39	Chan Kee Fat
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6896	4/27/2015 23:52:08	Yu Che Yan
6897	4/27/2015 23:53:04	MeiMei
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6902	4/27/2015 23:54:50	SHEK PUI FUNG
6903	4/27/2015 23:55:02	謝文昌+
6904	4/27/2015 23:55:10	Mandy Chan
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6984	4/28/2015 2:53:45	CHUNG SIN TING
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6999	4/28/2015 7:23:31	Cheung Lok Man
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7001	4/28/2015 7:27:47	Daniel Wong
7002	4/28/2015 7:38:06	梁業強
7003	4/28/2015 7:44:34	Tsang chi hei
7004	4/28/2015 7:45:19	黃靜怡
7005	4/28/2015 7:46:39	Yan choi ha
7006	4/28/2015 7:48:11	林安信
7007	4/28/2015 7:49:31	ch lai
7008	4/28/2015 7:52:55	Winky Ma
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7010	4/28/2015 8:03:47	Stephen Wong
7011	4/28/2015 8:04:17	Chan churn
7012	4/28/2015 8:08:51	Charles Ma
7013	4/28/2015 8:11:31	Kitty Ho
7014	4/28/2015 8:14:56	Lam Sui Man
7015	4/28/2015 8:17:24	Haruka
7016	4/28/2015 8:18:01	林卓峰
7017	4/28/2015 8:22:18	Cheng mei ping esther
7018	4/28/2015 8:24:03	Chan Wing Hong
7019	4/28/2015 8:27:28	George Lam
7020	4/28/2015 8:29:02	Alice Choi
7021	4/28/2015 8:29:34	Anita Mok
7022	4/28/2015 8:32:00	李永昇
7023	4/28/2015 8:34:06	FUNG CHEUK chi
7024	4/28/2015 8:38:34	陳翠珠
7025	4/28/2015 8:39:26	Yonnie
7026	4/28/2015 8:41:45	Chang hiu Laam
7027	4/28/2015 8:44:02	陳安兒
7028	4/28/2015 8:48:34	Ching Chun Wai
7029	4/28/2015 8:52:07	aries sham
7030	4/28/2015 8:52:53	Lee Siu Wah
7031	4/28/2015 8:56:29	陳君銳
7032	4/28/2015 8:57:48	Lam Yee Man
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7034	4/28/2015 9:16:45	Bugsy Ho
7035	4/28/2015 9:19:07	蕭頌欣
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7037	4/28/2015 9:32:48	cheung wah lung
7038	4/28/2015 9:39:27	Chan Hon Fai
7039	4/28/2015 9:41:10	韋先生
7040	4/28/2015 9:47:06	Tony Chu
7041	4/28/2015 9:49:06	Au Lai Chong
7042	4/28/2015 9:49:15	Miki chiang
7043	4/28/2015 9:50:39	陳定邦
7044	4/28/2015 9:59:08	CHONG Wai Nga
7045	4/28/2015 9:59:23	CHONG Wai Nga
7046	4/28/2015 10:04:44	CHIU CHUNG HONG
7047	4/28/2015 10:06:30	吳綽靈
7048	4/28/2015 10:07:06	Peter Pao
7049	4/28/2015 10:13:45	Yiu Hau Wan JOAN
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7052	4/28/2015 10:28:25	鍾可怡
7053	4/28/2015 10:31:55	LAU CHEUK LING
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7055	4/28/2015 10:42:23	KWAN PUI YAN
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7066	4/28/2015 11:12:42	kwan k chung
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7068	4/28/2015 11:21:47	舒鈴嵐
7069	4/28/2015 11:23:59	li Yan yi
7070	4/28/2015 11:26:31	徐穎璇
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7074	4/28/2015 11:47:23	Terence Tong
7075	4/28/2015 11:51:16	Christy Ip
7076	4/28/2015 11:53:47	周文婉
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7078	4/28/2015 11:54:36	cheung wing sai
7079	4/28/2015 11:59:43	魏櫻梓
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7081	4/28/2015 12:21:01	winnie F.
7082	4/28/2015 12:29:25	Debbie Leung
7083	4/28/2015 12:32:32	Derek Tam
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7086	4/28/2015 12:55:52	Shelda fong
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7095	4/28/2015 13:31:15	yung wai chee
7096	4/28/2015 13:38:14	Simon Cheung
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7166	4/28/2015 23:59:07	Tammy Kay
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7197	4/20/2015 20:44:17	Dr John Wedderburn
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7214	4/21/2015 20:09:20	Michael Quinn
7215	4/21/2015 20:26:40	Yuen Kwok Kan
7216	4/21/2015 21:49:33	John Clough
7217	4/21/2015 22:43:16	Ho Yee Lin
7218	4/21/2015 22:55:48	Josephine Koo
7219	4/21/2015 22:58:50	LeungHiuLok
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7221	4/21/2015 23:01:36	Xoni Ma
7222	4/21/2015 23:09:53	Kathy Lai
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7224	4/21/2015 23:13:25	Lisa MacDonald
7225	4/21/2015 23:13:46	Patricia
7226	4/21/2015 23:14:13	Yoda
7227	4/21/2015 23:20:15	PAU WAI KI
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7229	4/21/2015 23:25:20	Jhosa Ria Banca Stewart
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7236	4/21/2015 23:52:48	Alison Liu
7237	4/21/2015 23:58:40	Kelly Shum
7238	4/21/2015 23:59:09	Carol Leung
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7287	4/22/2015 10:27:16	wong ka yi
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7289	4/22/2015 10:49:27	ting hiu hang
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7294	4/22/2015 11:09:08	Alan Chang
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7296	4/22/2015 11:31:19	Leo LEUNG
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7319	4/22/2015 22:04:05	Julia Ip
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7332	4/24/2015 22:49:38	Wing Leung
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7379	4/27/2015 21:40:30	Ally Tan
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7381	4/27/2015 21:49:54	lai cheuk lam
7382	4/27/2015 21:59:29	Frances Lung
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7384	4/27/2015 22:06:08	Jay Ling
7385	4/27/2015 22:12:32	Philip Edward Kenny
7386	4/27/2015 22:17:34	Daswani Sai Kirthi Deepak
7387	4/27/2015 22:18:21	Robert Smith
7388	4/27/2015 22:18:27	Chau Wing Yee
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7398	4/27/2015 23:26:34	K Yu
7399	4/27/2015 23:34:21	Donald Au
7400	4/27/2015 23:59:48	Jeryl Sau Ching Cheung
7401	4/28/2015 0:08:55	TONG CHUN LUNG
7402	4/28/2015 0:08:58	TONG CHUN LUNG
7403	4/28/2015 0:24:52	Audrey Hong
7404	4/28/2015 0:38:17	Veron Chan
7405	4/28/2015 0:42:36	Albert Chan
7406	4/28/2015 1:27:52	Lam Chiu Pik
7407	4/28/2015 7:40:53	Chau Lok Wang
7408	4/28/2015 10:41:30	Cheng Wai Ling
7409	4/28/2015 10:53:49	susie
7410	4/28/2015 12:30:30	Mak yee man
7411	4/28/2015 14:44:35	RT
7412	4/28/2015 15:05:03	Jack Chan
7413	4/28/2015 15:33:56	Igor
7414	4/29/2015 9:32:36	Leung Nok Yan, Joanna
7415	4/30/2015 1:40:59	WONG CHI YIP
7416	4/30/2015 1:41:20	WONG CHI YIP

BirdLife INTERNATIONAL ASIA

Partnership for nature and people

Attachment 2

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

Mr. K. K. Ling
Director of Planning
Planning Department,
17/F, North Point Government Offices,
333 Java Road, Hong Kong.
(E-mail: kkling@pland.gov.hk)

Mr. Alan Wong
Director of Agriculture, Fisheries and Conservation
Agriculture, Fisheries and Conservation Department,
5/F Cheung Sha Wan Government Offices,
303 Cheung Sha Wan Road, Kowloon, Hong Kong.
(E-mail: dafcoffice@afcd.gov.hk)

By email only

4 May 2015

Dear Town Planning Board Secretary, Mr. Ling and Mr. Wong,

Re: Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

Plans for Po Toi Islands in Hong Kong has recently come to our attention. As the world's largest nature conservation partnership, Birdlife International, allow us to take this opportunity to share with you our views on the importance of Po Toi and our concerns on the *Draft Po Toi Islands Outline Zoning Plan*.

From the data provided by the Hong Kong Bird Watching Society (HKBWS), BirdLife Partner in Hong Kong, a total of 328 species of birds have been recorded in Po Toi including nine (9) globally threatened birds. These include a number of migratory land birds such as the globally endangered Yellow breasted bunting (*Emberiza aureola*). Attached is a list of globally threatened birds found in Po Toi for reference.

The woodlands and mature trees on Po Toi are a major foraging and roosting ground for migratory land birds that travel along the East Asia Australasian Flyway on an annual basis. Birds recorded on Po Toi indicate its importance as a stopover site for many migratory land birds. Recently, scientists along the East Asian and Australian Flyway, have been raising the issue of the dwindling of

BirdLife International (Asia)
354 Tanglin Road, #01-16/17, Tanglin International Centre, Singapore 247672
Tel: +65 6479 3089/+65 64793090
Email: Singapore.office@birdlife.org
www.birdlife.org/asia, www.facebook.com/BirdLifeInternationalAsia

populations of migratory land birds including but not limited to the Yellow breasted bunting. This concern for the status of migratory land birds have led to North East Asian Countries agreeing to

jointly monitor migrating land birds along this flyway. This was agreed on last month, hosted by the government of the Republic of Korea. Po Toi may prove to be a very crucial site for migratory land birds in this flyway and for this monitoring initiative. With this in mind, we recommend that the Hong Kong government approach this issue using the precautionary principle.

With this in mind, we would like to express our support for Hong Kong Bird Watching Society's proposal to recognise Po Toi as of high conservation and scientific value, and should be well-protected due to its importance for migratory land birds. In particular, we encourage you to consider the merits of HKBWS' proposal for Po Toi as a Site of Special Scientific Interest and designation as Country Park to ensure sufficient protection for birds, their habitats and wider nature in and around Po Toi.

We acknowledge that HKBWS, BirdLife in Hong Kong has extensive experience in research and conservation of birds in Hong Kong. Because of these extensive experience and knowledge we humbly encourage the Town Planning Board and other relevant Government departments to also seriously consider the detailed recommendations presented by the HKBWS particularly with regards to bird and nature conservation of Po Toi. These recommendations include their concerns about the potential impact of the proposed zonation and in its current form, and this failing to offer adequate protection to the ecologically sensitive areas on the island of Po Toi. We urge you to listen to the objections and take into serious consideration the suggestions of HKBWS to the Draft Po Toi OZP (Plan No. S/I-PTI/1).

Finally, we express our full support for the protection of this area in the longer term as it benefits the people of Hong Kong and eventually contributes to China's overall international commitments to the conservation of biological diversity.

We look forward to hearing about your conservation decisions and actions. Do let us know how we could be of further assistance.

Sincerely,

Cristi C Nz

Cristi Marie C. Nozawa
Regional Director (Asia)
BirdLife International

cc: Hong Kong Bird Watching Society

BirdLife International (Asia)
354 Tanglin Road, #01-16/17, Tanglin International Centre, Singapore 247672
Tel: +65 6479 3089/+65 64793090
Email: Singapore.office@birdlife.org
www.birdlife.org/asia, www.facebook.com/BirdLifeInternationalAsia

Attachment 1. Globally threatened species recorded at Po Toi

Species	IUCN Red List Status	Remarks
Swinhoe's Egret (*Egretta eulophotes*)	VU	Almost annual spring passage migrant, records in 2007, 2008, 2009 and 2011
Greater Spotted Eagle (*Aquila clanga*)	VU	Records of birds on migration in 2007 and 2009
Eastern Curlew (*Numenius madagascariensis*)	VU	Records of birds on migration in 2007 and 2008
Great Knot (*Calidris tenuirostris*)	VU	Records of birds on migration annually from 2007 to 2011
Fairy Pitta (*Pitta nympha*)	VU	Almost annual spring and autumn passage migrant, records in 2008, 2009, 2010, 2011and 2012
Brown-chested Jungle Flycatcher (*Rhinomyias brunneatus*)	VU	Four records since 2006
Japanese Yellow Bunting (*Emberiza sulphurata*)	VU	Annual spring passage migrant. The first ever autumn records for Hong Kong occurred in 2007 with up to four birds, one of which had been ringed in Honshu, Japan, 34 days previously
Yellow-breasted Bunting (*Emberiza aureola*)	EN	Almost annual passage migrant, records in 2006, 2007, 2008, 2010,2011and 2012
Ijima's Leaf Warbler (*Phylloscopus ijimae*)	VU	First record for mainland China and for Hong Kong

BirdLife International (Asia)
354 Tanglin Road, #01-16/17, Tanglin International Centre, Singapore 247672
Tel: +65 6479 3089/+65 64793090
Email: Singapore.office@birdlife.org
www.birdlife.org/asia, www.facebook.com/BirdLifeInternationalAsia

tpbpd

寄件者: Andrew Chan (Local Biodiversity) [cmchan@wwf.org.hk]
寄件日期: 09日06月2015年星期二 18:20
收件者: tpbpd@pland.gov.hk
主旨: S_I-PTI_1_2015 06 (Jun) WWF_C on R
附件: S_I-PTI_1_2015 06 (Jun) WWF_C on R.pdf

Dear Sir/Madam,

Please find attached our submission on the captioned.

Thank you for your attention.

Yours faithfully,

Andrew Chan
Conservation Officer, Local Biodiversity
World Wide Fund For Nature Hong Kong
世界自然(香港)基金會
15/F, Manhattan Centre,
8 Kwai Cheong Road,
Kwai Chung, New Territories
Tel: (852) 2161 9667
Fax: (852) 2845 2764
Website: www.wwf.org.hk

WWF Hong Kong works to ensure a better environment for present and future generations in Hong Kong (See attached: S_I-PTI_1_2015 06 (Jun) WWF_C on R)

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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世界自然基金會
香港分會

WWF-Hong Kong

香港新界葵涌葵昌路 8 號
萬泰中心 15 樓
15/F, Manhattan Centre,
8 Kwai Cheong Road,
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax:+852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

Our Ref.: SHK /LDD 11/15
9 June 2015

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

By E-mail ONLY

Dear Sir/Madam,

Re: Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

Comments on Representations

WWF would like to comment on the representations submitted during the public inspection period from 27 February 2015 to 27 April 2015 of the captioned draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1 as follow:

Representation No. 9 - 10

We disagree that the "Conservation Area" ("CA") at Wan Tsai should be rezoned to "Other Specified Use" annotated "Memorial Garden with Columbarium" (R9) / "Other Use" annotated "Columbarium" (R10) zone to allow columbarium development on the Po Toi Island. As stated in our letter submitted on 27 April 2015 (Representation No. R115), Po Toi is of significant ecological and conservation value because the islands are extremely important resting and refueling stop for migratory birds in the Hong Kong territory. We are of grave concern that the proposed columbarium development will involve tree removal and vegetation clearance which will deteriorate the habitats on the islands and decrease their chance of completing their migration and so on their survivals if the migratory birds fail to refuel at Po Toi. Therefore, **we support the current "CA" zone at Wan Tsai to protect the integrity of the conservation important habitats on the Po Toi for migratory birds and oppose the Representations' proposal to rezone this area into "Other Specified Use" annotated "Memorial Garden with Columbarium" / "Other Use" annotated "Columbarium" zone. Since vegetation clearance and suspected unauthorized developments had been detected at Wan Chai in 2012 (Appendix 1), we would also remind members of the TPB that any area subjected to**

贊助人： 香港特區行政長官 梁振英先生, GBM,GBS, JP
主　席： 何鴻燊先生
行政總裁： 麥志翔先生

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務律師：孖士打律師行
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable CY Leung, GBM,GBS, JP Chief Executive of the HKSAR
Chairman: Mr Edward M Ho
CEO: Mr Adam Koo

Honorary Auditors: BDO Limited
Honorary Company Secretary: McCabe Secretarial Services Limited
Honorary Solicitors: Mayer Brown JSM
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

"destroy first, build later" should not be tolerated and given with any landuse zonings favorable to developments to in line with the TPB press release in 2011[1].

Further information on our Representation (No. R115)

We would like to point out that the coastal waters off Po Toi have coral communities of high ecological value (Fig. 1). Hard coral communities are mainly distributed in the shallow coastal waters off the northeast and southwest of Po Toi[2] while black coral and octocoral communities are mainly found at the northern Po Toi water[3]. During the Town Plan Board hearings on 12th May 2014, the potential threat to the coral and other marine life in Hoi Ha Wan was explained by some of the leading biologists and environmentalists in Hong Kong, including a team from Hong Kong University in respect of the Outline Zoning Plans for the Country Park enclaves of Hoi Ha, Pak Lap and So Lo Pun. With references to the Hoi Ha Wan case and considering the lack of sewerage facilities on Po Toi[4], we are of particular concern that the proposed "Residential (D)" ("R(D)") zone on the captioned OZP is the pollutant threat to the coral communities, especially to those at the coastal water off the southwestern part of Po Toi, imposed by the sewage runoff from future residential development. The introduction of pollutants into the Po Toi waters may also detrimentally affect the marine life e.g. runoff will cause algal blooms, which will de-oxygenate the water and damage marine life. Therefore, **we view that the "R(D)" zone should be rezoned into "CA" zone to avoid marine ecological impacts from residential developments to the coral communities and marine life of Po Toi waters. Also, we also consider that any village expansion should not result in any adverse ecological impacts to the coral communities and marine life.**

[1] http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm
[2] Chan A.L.K., Choi C.L.S., McCorry D., Chan K.K., Lee M.W. and Ang P. 2005. *Field Guide to Hard Corals of Hong Kong*. 1st Edition (Eds. Chan W.C. and Stokes E.). Friends of the Country Parks and Cosmos Book Ltd., Hong Kong. 373 pp.
[3] http://www.wwf.org.hk/en/whatwedo/conservation/marine/marinebiodiversitymap/interactive.cfm
[4] Section 11 of the Explanatory Statement of the draft Po Toi Islands OZP

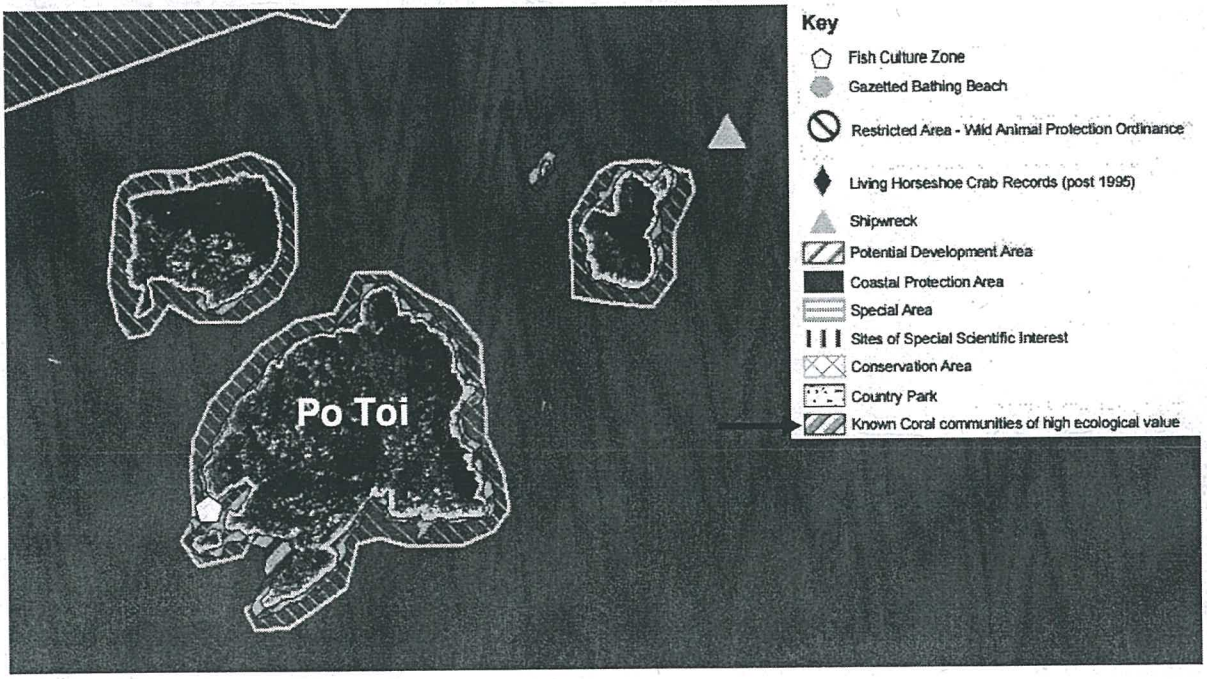
We hope our comments will be duly considered by the Board.

Thank you for your attention.

Yours faithfully,

Andrew Chan
Conservation Officer, Local Biodiversity

Fig. 1. Known coral communities of high ecological value at the coastal waters off Po Toi Islands (Extracted and modified from Fig. 3 of the EIA report of the Development of an Offshore Wind Farm in Hong Kong (EIA-177/2009)[5])



5 http://www.epd.gov.hk/eia/register/report/eiareport/eia_1772009/HTML%20version/EIA%20Report/Figures/Fig3.19.pdf

tpbpd

寄件者: debby.ckl@gmail.com 代理 Debby Chan [debby@designinghongkong.com]
寄件日期: 09日06月2015年星期二 19:05
收件者: tpbpd
副本: Paul Zimmerman; Miffy Ng
主旨: Re: Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1 Comment on Representation
附件: 20150609 DHK OZP comment PTI 1_Jun 2015.pdf

Dear Sirs,

Please see our comment is attached.

Best Regards,
Debby Chan Ka Lam
Designing Hong Kong Limited
Tel: 3104 3107
Fax: 2187 2305
Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong
Website: http://www.designinghongkong.com/
Facebook Page: https://www.facebook.com/DesigningHongKong

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Hong Kong, 09 June 2015

Mr. Thomas Chow Tat Ming
Chairman of the Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Email: tpbpd@pland.gov.hk

Dear Chairman and Members,

Re: Draft Po Toi Islands Outline Zoning Plan
No. S/I-PTI/1
Comment on Representation

We support R3-4, 11, 12, 13, 15 – 813:

- Concern groups and the public expect the islands to be designated as country parks, and to be monitored and managed under the country park ordinance and the country park and special areas regulations. Prior to the designation, strict conservation zoning should be implemented to conserve the islands for their high ecological, landscape and recreational values.

- We support conserving the islands by zoning land as CA or SSSI zone and to limit development by restricting V and R(D) zoning to existing and approved building lots.

Comment on R5-6 and object to R7, 9, 10:

- We oppose the development of Memorial Gardens and Columbaria as these will adversely impact the environment of Po Toi. There is limited infrastructure including water supply, electricity, drainage, sewerage and transport. The capacity of the area is limited and unable to cope with an increase of local population and economic activities without the risk of significant negative impacts on the environment.

Designing Hong Kong Limited
June 2015

寄件者: Cindy Choi [redacted]
寄件日期: 09日06月2015年星期二 23:59
收件者: tpbpd@pland.gov.hk
副本: Cindy Choi
主旨: Re: Comments on Representations of Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1
附件: 2015-06-09 AGHK letter to TPB OZP S-I-PTI-1_comments on representations.pdf

Sorry please neglect previous email.

Resent correct file.

Best regards,
Cindy Choi

On 9 June 2015 at 23:47, Cindy Choi <[redacted]> wrote:
Dear Sir/Madam,

Attached our comments onRepresentations of Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1.

Best regards,

BCin Cindy Choi

Vice Chairman

Association for Geoconservation, Hong Kong

Telephone: [redacted]

Email: [redacted]

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AGHK
香港地貌岩石保育協會
Association for Geoconservation, Hong Kong

09 June 2015

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

Dear Sir/Madam,

Re: Comments on Representations of Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

Refer to the representations submitted during the public inspection period of captioned draft, the Association for Geoconservation, Hong Kong would like to comment as follows:-

1. We strongly object rezoning of CA into the development of Memorial Gardens and Columbarium as proposed in R9 and R10. These developments will require tree removal and vegetation clearance which will deteriorate the ecological habitats that seriously affect bird migration. Besides, columbarium development will adversely impact the landscape and aesthetics of Po Toi.

2. We are of serious concern that the proposed V zone and R(D) would increase human disturbance to the surroundings as well as causing water pollution and public health problem by the sewerage runoff.

3. We support Po Toi Islands to be ultimately designated as Country Park. The conservation of Po Toi's significant ecological, geological, geomorphological and cultural attractions with its tranquil rural setting is of prime public interest, both locally and internationally. This would be best protected under the Country Parks Ordinance.

With the conservation of these attractions, Po Toi can be developed as an outdoor educational classroom for students as well as sustainable tourism sites including bird watching, eco and geo touring for the public that can also greatly benefit local communities.

Conclusion

There is nowhere else in Hong Kong which combines such high ecological, geological and cultural value in one small island as Po Toi, we must conserve it at our best efforts.

Your consideration is greatly appreciated.

Best regards,

Cindy Choi (signed)
Vice Chairman
Association for Geoconservation, Hong Kong
Telephone: [redacted]
Email: [redacted]

敬啟者：

蒲台群島擁有重要的生態及保育價值。我反對蒲台群島草圖 S/I-PTI/1，因此圖未能充分保護蒲台這個生態敏感的地方。我現在就申述提出意見：

我同樣關注住宅發展對蒲台的潛在不良的生態影響，以致干擾候鳥重要生境[申述編號 3, 11-16, 18, 50-645, 727, 737, 759-789]。，我同樣關注渡假營為「自然保育區」帶來的潛在不良生態影響[申述編號 13-16]。，我反對申述編號 9-10 的建議。我認為「自然保育區」不應改劃以用作靈灰安置所。，我認同「住宅〔丁類〕」應改劃為「自然保育區」[申述編號 3, 4, 11-13, 15, 19-721, 765-767]。，我認同蒲台應規劃為「具特殊科學價值地點」[申述編號 4, 11-14,444-631,695-720,734,759-764]。，我認同蒲台應規劃為「郊野公園」[申述編號 3-4, 13-14, 80-443, 632-720, 729-734, 444-631, 738-756, 759-764, 790-796]。

希望城規會能謹慎考慮我以上的意見。

此致
城市規劃委員會

Gary Tse
[redacted]
28-05-2015 10:21

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29 MAY 2015
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敬啟者：

蒲台群島擁有重要的生態及保育價值。我反對蒲台群島草圖 S/I-PTI/1，因此圖未能充分保護蒲台這個生態敏感的地方。我現在就申述提出意見：

我同樣關注住宅發展對蒲台的潛在不良的生態影響，以致干擾候鳥重要生境[申述編號 3, 11-16, 18, 50-645, 727, 737, 759-789]。，我同樣關注渡假營為「自然保育區」帶來的潛在不良生態影響[申述編號 13-16]。，我反對申述編號 9-10 的建議。我認為「自然保育區」不應改劃以用作靈灰安置所。，我認同「住宅〔丁類〕」應改劃為「自然保育區」[申述編號 3, 4, 11-13, 15, 19-721, 765-767]。，我認同蒲台應規劃為「具特殊科學價值地點」[申述編號 4, 11-14,444-631,695-720,734,759-764]。，我認同蒲台應規劃為「郊野公園」[申述編號 3-4, 13-14, 80-443, 632-720, 729-734, 444-631, 738-756, 759-764, 790-796]。

至今在蒲台已記錄了 328 種雀鳥物種，佔全港記錄的六成，當中包括很多稀有及全球受威脅的物種。島上所記錄的物種數量，能媲美米埔的記錄，甚至超越在塱原或大埔滘所記錄的。，蒲台是國際瀕危的盧氏小樹蛙的原生棲地，也是緬甸蟒蛇、半葉趾虎及不少蝴蝶品種的棲息地。，蒲台人煙稀少，因此島上的生態及地貌價值得以保留，而島嶼的周邊水域也是具保育價值。江豚常在附近水域出沒，而橫欄島亦是燕鷗的繁殖地。

城規會應反對「住宅〔丁類〕」地帶〔其規劃意向為改善現有的臨時建構物及作低層、低密度的住宅發展〕。此地帶位於碼頭旁邊的成熟樹林，是候鳥重要的覓食及棲息地。任何發展會為林區及候鳥帶來負面的生態影響，所以該區應規劃為「自然保育區」。這樣既能保護區內生境，亦能為有需要人士提供屋宇重建的機會，而每個重建申請須經城規會逐一考慮。，城規會應承認城市規劃規例下法定管制的限制，以致一些康樂設施〔附設夜宿〕的發展很可能為蒲台帶來不可逆轉的負面生態影響。因此，除非蒲台群島是由政府當局管理〔即納入成為郊野公園，並由漁農自然護理署管理〕，否則城規會不應支持這些康樂設施的發展。

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希望城規會能謹慎考慮我以上的意見。

此致

城市規劃委員會

湯君慧

[redacted]

29-05-2015 11:42

敬啟者：

蒲台群島擁有重要的生態及保育價值。我反對蒲台群島草圖 S/I-PTI/1，因此圖未能充分保護蒲台這個生態敏感的地方。我現在就申述提出意見：

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的「自然保育區」地帶〔其規劃意向為作保育用途，一般不宜進行發展〕。此地帶應擴展到「住宅〔丁類〕」地帶，以保護該區的重要自然生境。，城規會應反對「住宅〔丁類〕」地帶〔其規劃意向為改善現有的臨時建構物及作低層、低密度的住宅發展〕。此地帶位於碼頭旁邊的成熟樹林，是候鳥重要的覓食及棲息地。任何發展會為林區及候鳥帶來負面的生態影響，所以該區應規劃為「自然保育區」。這樣既能保護區內生境，亦能為有需要人士提供屋宇重建的機會，而每個重建申請須經城規會逐一考慮。，城規會應承認城市規劃規例下法定管制的限制，以致一些康樂設施〔附設夜宿〕的發展很可能為蒲台帶來不可逆轉的負面生態影響。因此，除非蒲台群島是由政府當局管理〔即納入成為郊野公園，並由漁農自然護理署管理〕，否則城規會不應支持這些康樂設施的發展。，城規會應支持蒲台群島納入成為郊野公園，讓該區能在郊野公園條例下得到較全面的保護。這樣不但可以防止一些不合法及隨意的發展，以免造成不良及不可逆轉的生態影響，並且為島上居民及遊客提供基本的基礎建設及一些康樂設施。

希望城規會能謹慎考慮我以上的意見。

此致
城市規劃委員會

Li Shing Him
[redacted]
28-05-2015 12:35

敬啟者：

蒲台群島擁有重要的生態及保育價值。我反對蒲台群島草圖 S/I-PTI/1，因此圖未能充分保護蒲台這個生態敏感的地方。我現在就申述提出意見：

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「自然保育區」。這樣既能保護區內生境，亦能為有需要人士提供屋宇重建的機會，而每個重建申請須經城規會逐一考慮。，城規會應承認城市規劃規例下法定管制的限制，以致一些康樂設施〔附設夜宿〕的發展很可能為蒲台帶來不可逆轉的負面生態影響。因此，除非蒲台群島是由政府當局管理〔即納入成為郊野公園，並由漁農自然護理署管理〕，否則城規會不應支持這些康樂設施的發展。

不應對生態環境造成不可逆轉的破壞

希望城規會能謹慎考慮我以上的意見。

此致
城市規劃委員會

賴惠琳
[redacted]
01-06-2015 00:25

敬啟者：

蒲台群島擁有重要的生態及保育價值。我反對蒲台群島草圖 S/I-PTI/1，因此圖未能充分保護蒲台這個生態敏感的地方。我現在就申述提出意見：

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不應再亂改建香港的固有郊野公園，應該全面保留，才能令香港在國際上有吸引力及競爭力！

蒲台群島是位於香港最南方的島嶼。由於其特殊的地理位置及島上生境的狀況，所以蒲台是香港及東亞-澳大拉西亞飛行航道內候鳥重要的補給站。，至今在蒲台已記錄了 328 種雀鳥物種，佔全港記錄的六成，當中包括很多稀有及全球受威脅的物種。島上所記錄的物種數量，能媲美米埔的記錄，甚至超越在塱原或大埔滘所記錄的。，蒲台的大灣、灣仔〔近碼頭〕及昂裝是具有高生態價值的。該處有成熟的大樹，為候鳥〔包括具重要保育價值的物種〕提供重要的覓食及棲息地。，蒲台是國際瀕危的盧氏小樹蛙的原生棲地，也是緬甸蟒蛇、半葉趾虎及不少蝴蝶品種的棲息地。，蒲台人煙稀少，因此島上的生態及地貌價值得以保留，而島嶼的周邊水域也是具保育價值。江豚常在附近水域出沒，而橫欄島亦是燕鷗的繁殖地。，蒲台島是學習和欣賞花崗岩地貌的絕佳戶外教室和饒富趣味的觀光景點。這裡大片的蒲台組花崗岩，形成於 1 億 4 千萬年前香港最後一次的大規模岩漿入侵，經風化侵蝕，塑造成奇特壯觀的地貌，極具美學和教育價值。這小小的蒲台島，高度集中了美感十足的花崗岩突石如佛手岩、僧人石和靈龜上山等，在香港實無出其右。，蒲台是市民的週末好去處。行山，釣魚，觀鳥及野外攝影等康樂活動吸引了不少遊客登島。蒲台島亦有特色的文化活動，包括戲曲表演、

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太平清醮的龍舟比賽及海草收集。

反對蒲台島作任何私人住宅發展，要求保留島上原貌！

城規會應承認蒲台群島是擁有很高的生態、地質及文化價值。，城規會應確保「鄉村式發展」地帶以北的成熟樹林能得到妥善的保護。日後任何小型屋宇發展應避免影響這些成熟樹林，而每個申請亦須經城規會逐一考慮。，城規會應支持現時的「自然保育區」地帶〔其規劃意向為作保育用途，一般不宜進行發展〕。此地帶應擴展到「住宅〔丁類〕」地帶，以保護該區的重要自然生境。，城規會應反對「住宅〔丁類〕」地帶〔其規劃意向為改善現有的臨時建構物及作低層、低密度的住宅發展〕。此地帶位於碼頭旁邊的成熟樹林，是候鳥重要的覓食及棲息地。任何發展會為林區及候鳥帶來負面的生態影響，所以該區應規劃為「自然保育區」。這樣既能保護區內生境，亦能為有需要人士提供屋宇重建的機會，而每個重建申請須經城規會逐一考慮。，城規會應承認城市規劃規例下法定管制的限制，以致一些康樂設施〔附設夜宿〕的發展很可能為蒲台帶來不可逆轉的負面生態影響。因此，除非蒲台群島是由政府當局管理〔即納入成為郊野公園，並由漁農自然護理署管理〕，否則城規會不應支持這些康樂設施的發展。，城規會應支持蒲台群島納入成為郊野公園，讓該區能在郊野公園條例下得到較全面的保護。這樣不但可以防止一些不合法及隨意的發展，以免造成不良及不可逆轉的生態影響，並且為島上居民及遊客提供基本的基礎建設及一些康樂設施。

希望城規會能謹慎考慮我以上的意見。

此致
城市規劃委員會

ms wong
[redacted]
28-05-2015 09:58

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	Date Received 收到日期	2015 JUN -9 P 5:33 TOWN PLANNING BOARD	

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any), should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓 - 電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：http://www.info.gov.hk/tpb/）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required infomation is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視爲不曾提出論。

1. Person Making This Comment (known as "Commenter" hereafter)
提出此份意見的人士（下稱「提意見人」）

Name 姓名/名稱 (~~Mr./Mrs./Miss/Ms.~~/Company/~~Organization*~~ ~~先生/夫人/小姐/女士~~/公司/~~機構~~*)

Great Peace Investment Ltd.

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

3. Details of the Comment
意見詳情

Draft plan to which the comment relates 與意見相關的草圖 S/I-PTI/1	Draft Po Toi Island Outline Zoning Plan No. S/I-PTI/1
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號） TPB/R/S/I-PTI/1-9	Great Peace Investment Ltd. Oppose the "CA" zoning for the site at Po Toi Island DD Lot No. 1158

* Delete as appropriate * 請刪去不適用者
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Form No. S6A
表格第S6A號

COMMENT ON REPRESENTATION RELATING TO DRAFT PLAN UNDER SECTION 6A(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》（第131章）第6A(1)條對草圖的申述提出意見

3. Details of the Comment (Continued) (use separate sheet if necessary)
意 見 詳 情 （續）（如 有 需 要，請 另 頁 說 明）

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

就申述編號 9 的申請提出支持的意見:

本申述人已經與 翠華船務(香港)有限公司 介紹相關的申述: 反對蒲台群島約地段1158號劃為自然保育區地帶。

翠華船務(香港)有限公司表示支持本申述人的立場。

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖爲彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

.....

.....

.....

5. Signature 簽署

Signature 簽署 .....

LEE CHUN LUNG
Name in Block Letters 姓名（以正楷填寫）

"Commenter" /Authorized Agent*
「提意見人」/ 獲授權代理人 *

.....
Position (if applicable) 職位（如適用）

Professional Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of
☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of 代表 .....

Company/Organization Name and Chop (if applicable)
公司 / 機構名稱及蓋章（如適用）

Date 日期 8-Jun-2015

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
   (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
   (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

   in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

   委員會就這份意見所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

   (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
   (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

   「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "commenter" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

   根據《個人資料（私隱）條例》（第486章）的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址爲香港北角渣華道333號北角政府合署15樓。

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號

1203

TPB/R/S/I-PTI/1-C 1203

tpbpd

寄件者: Toi Po [redacted]
寄件日期: 08日06月2015年星期一 14:30
收件者: tpbpd@pland.gov.hk
主旨: Draft Po Toi Islands OZP No. S/I-PTI/1
附件: Splendid Sky Pac comments on draft OZP V2_001.pdf

Please find attached our comments.

1244

Form No. S6A
表格第S 6 A號

COMMENT ON REPRESENTATION RELATING TO DRAFT PLAN UNDER SECTION 6A(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》（第131章）第6A(1)條對草圖的申述提出意見

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：http://www.info.gov.hk/tpb/）。

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1. Person Making This Comment (known as "Commenter" hereafter)
提出此份意見的人士（下稱「提意見人」）

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構 *)

SPLENDID RESOURCES INC. & SKY PACIFIC LIMITED

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構 *)

3. Details of the Comment
意見詳情

Draft plan to which the comment relates 與意見相關的草圖	PO TOI ISLAND.
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	OZP No. S/I-PTI/1

* Delete as appropriate　　* 請刪去不適用者
Please fill "NA" for inapplicable item　請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued) (use separate sheet if necessary)
意見詳情（續）（如有需要，請另頁說明）

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

SEE ATTACHED

Part 3 Continued) 第3部分（續）

Comment on Representations in Respect of Draft Po Toi Islands OZP No. S/I-PTI/1

We would like to make comments on the following Representations in respect of Draft Po Toi Islands OZP.

1. Representation made by The Conservancy Association (CA)

The above representation supported appropriate zonings to avoid columbarium development on Po Toi Islands. Such view against the development of the existing columbarium on Po Toi Islands appears to stem from the misconception of general wall type columbarium prevailing in Hong Kong. We now re-iterate that the columbarium, or more appropriately called memorial garden, existing on our lot is entirely different from the high density type. The niches are but slabs on the ground resulting in no structure and are the least visually obtrusive.

We fully appreciate the ecological value of Po Toi Islands and as we stated in our representation that we are prepared to plant trees, species which would attract birds , and to improve basic facilities such as the footpath and public convenience which visitors and hikers alike may make use of such facilities. It is our intention to make this memorial garden a showcase to demonstrate how such use may transpire a sense of peace and tranquillity and hopefully reduce public objection in the future.

2. Representation made by 蒲台島村公所工作關注組

The Concerned Group supported the "CA" zone in Wan Chai area and opposed using it for memorial garden or columbarium. They also proposed to expand the burial ground near the pier.

The view appears to be double standard as it is believed that graves, which did not have prior consent of the land owners, have been placed by some members of the Concerned Group on the same piece of land of which the Group opposed to the use of memorial garden. Strictly speaking the use of burial ground and that of memorial garden are the same in nature: to bury the death. It is not sure on what ground such view was made.

In terms of occupation of land per unit the grave occupies much more land (there is no limit on the size nor the height of a grave) than that for the ground niche in the memorial garden. In terms of visual intrusion the former results in more severe impact than that of the ground niche. While burial grounds are primarily on Government land the memorial garden is on private land. The memorial garden will be available to the general public of Hong Kong while the burial ground is only for the indigenous villagers in the area. If burial ground is permitted on Po Toi Island the subject memorial garden should be treated equally.

In this respect the subject lots should be rezoned to "Other Specified Use" annotated "Columbarium/memorial garden" to reflect the existing use, the same as the burial grounds.

Otherwise the Town Planning Board would be regarded as using the "CA" zoning to stop the lot owner for making use of his own land for providing the memorial garden for the Hong Kong people while permitting villagers to place graves on Government land in the same area.

Town Planning Board should be well aware of the acute shortage of niches all over Hong Kong. At its meeting to consider the Draft Po Toi Island OZP Town Planning Board should also be well aware of the setting and the conditions of the Islands. While the existing memorial garden is entirely compatible with its surrounding area which is scattered with graves and bone urns and will help address an urgent need for the people of Hong Kong it is not understood why such use is not reflected on the OZP.

3. Representation from other Representers should provide their reasoning and facts to support their sayings. It will help the Town Planning Board to understand their representations profoundly according to the spirit of the Town Planning Ordinance on making of the OZP Plan. Both objections and suggestions from other Representers should carry substances to be considered by the Town Planning Board, according to the Long Title of the Town Planning Ordinance and as a proper, just, fair and sound Public Administration. The decision of Town Planning Board should be made with due care to person affected by their decision. This saying is endorsed by common law cases such as *Capital Rich Development Ltd. v Town Planning Board* and *South Bucks District Council v Porter (No. 2).*

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.
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N/A

5. Signature 簽署

Signature 簽署 *For and on behalf of* Splendid Resources Inc.

So Siu Ngan Amy
Authorized signature(s)
Name in Block Letters 姓名（以正楷填寫）

"Commenter" /Authorized Agent*
「提意見人」/ 獲授權代理人 *

Position (if applicable) 職位（如適用）

Professional Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of
☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of 代表 .....

Company/Organization Name and Chop (if applicable)
公司 / 機構名稱及蓋章（如適用）

Date 日期 June 8, 2015

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
   (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
   (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

   in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

   委員會就這份意見所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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* Delete as appropriate　　* 請刪去不適用者
Please fill "NA" for inapplicable item　　請在不適用的項目填寫「不適用」
「✓」at the appropriate box　　請在適當的方格內加上「✓」號

R=1203.

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	- 9 JUN 2015

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
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提出此份意見的人士（下稱「提意見人」）

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構 *)

SPLENDID RESOURCES INC. & SKY PACIFIC LIMITED

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構 *)

3. Details of the Comment
意見詳情

Draft plan to which the comment relates 與意見相關的草圖	PO TOI ISLAND.
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號）	OZP No. S/I-PTI/1

* Delete as appropriate
Please fill "NA" for inapplicable item
* 請刪去不適用者
請在不適用的項目填寫「不適用」

3. Details of the Comment (Continued) (use separate sheet if necessary)
意見詳情（續）（如有需要，請另頁說明）

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

SEE ATTACHED

Comment on Representations in Respect of Draft Po Toi Islands OZP No. S/I-PTI/1

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N/A

5. Signature 簽署

Signature 簽署 *For and on behalf of* Splendid Resources Inc.

SO SIU NGAN AMY
Authorized Signature(s)
Name in Block Letters 姓名（以正楷填寫）

"Commenter" /Authorized Agent*
「提意見人」/ 獲授權代理人 *

Position (if applicable) 職位（如適用）

Professional Qualification(s) 專業資格

Member 會員 / Fellow 資深會員* of
☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of 代表 .....

Company/Organization Name and Chop (if applicable)
公司 / 機構名稱及蓋章（如適用）

Date 日期 June 8, 2015

Statement on Personal Data 個人資料的聲明

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   (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
   (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

   「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "commenter" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

   根據《個人資料（私隱）條例》（第486章）的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址爲香港北角渣華道333號北角政府合署15樓。

* Delete as appropriate　　* 請刪去不適用者
Please fill "NA" for inapplicable item　　請在不適用的項目填寫「不適用」
「✓」at the appropriate box　　請在適當的方格內加上「✓」號

蒲台島值理會

TPB/R/S/I-PTI/1-C 1204

在發展商能夠符合兩項大前提下, 我們會支持以下申述:

S/I – PTI / 1
Draft Po Toi Island Outline Zoning Plan No. S/I-PTI/1
TPB/R/S/I-PTI/1-9
Great Peace Investment Ltd.
Oppose the "CA" zoning for the site at Po Toi Island DD Lot No. 1158

兩項大前提下:

1. **能夠為島上提供佳生活條件, 令島上充滿生機**
2. **儘量減輕對生態環境影響**

蒲台島現況面對沒自來水供應, 沒穩定電力供應, 船期疏落(週一, 三, 五,沒船期). 由全盛時期二, 三千人村落, 到現在常住人口不足十人, 大部份為老人家! 由於缺乏就業機會及航班疏落, 年輕一輩不會長期居住, 只在假期才回來一聚, 大部份時間島上十室九空! 長此下去不難遇見凋零危機! 村民及代表多番向政府爭取穩定水電供應, 但多年的爭取卻換來原地踏步! 船期是私人公司承辦, 都是雞與蛋的問題, 沒有足夠的乘客, 那來增加船班的條件! 與其等待奇蹟出現, 何不尋求與發展商達成共識, 發展私人土地, 當地就業機會及相對配套設施一定會大幅增加, 而發展商亦樂意幫忙解決水電等困局, 當居民及遊客增多, 就有增加航班的條件. 而政府亦得以化解了多年來難堪局面! 實際是三贏的方案!

坐落於香港 "南極" 的蒲台島擁有天然美景, 亦是侯鳥的天堂, 盧氏小樹蛙淒息地. 長久以來人類與大自然和平共處, 共用樂土! 可是村民面對日益嚴峻的生活條件, 接受改變尋求發展亦是無可奈何的決擇! 在發展的步伐中, 對大自然和諧的格局難免出現變數! 在此希望發展商/政府/村民共同合作, 能顧及到大自然乃是珍貴資源, 在發展同時儘量減低對大自然帶來的震蕩! 我相信在專業人士的帶領, 加上政府各部門的指引下, 發展及保育定能取得平衡!

島上回復生機, 生態環境得以平衡發展! 這是我們的宏願及意見.

蒲台島值理會

PO TOI ISLAND WELFARE ASSOCIATION 蒲台島值理會

主席 - 梁明錦
2015 年 6 月 5 日

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- 9 JUN 2015
Town Planning Board

1388

TPB/R/S/I-PTI/1-C 1205

就草圖的申述提出意見
Comment on Representation Relating to Draft Plan

參考編號 **Reference Number:**	150602-145801-81237
提交限期 **Deadline for submission:**	09/06/2015
提交日期及時間 **Date and time of submission:**	02/06/2015 14:58:01
提出此份意見的人士 (下稱「提意見人」) **Person Making This Comment (known as "Commenter") hereafter:**	一批柴灣原居民
與意見相關的草圖 **Draft plan to which the comment relates:**	S/I-PTI/1

意見詳情
Details of the Comments:

申述編號 **Representation No:**	意見詳情 **Details of Comments:**
TPB/R/S/I-PTI/1-9	支持這項申述 作為柴灣原居民, 樂於看見港九新界十八區都有承擔安放先人骨灰的責任, 尤其是離島區人口不多的地方! 可以舒緩目前對骨灰龕位的緊張需求, 同時亦解決在人口密度高的地方找尋合適龕址的難題!

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- 4 JUN 2015
Town Planning Board

1139

TPB/R/S/I-PTI/1-C 1206

就草圖的申述提出意見
Comment on Representation Relating to Draft Plan

參考編號 **Reference Number:**	150602-153126-20503
提交限期 **Deadline for submission:**	09/06/2015
提交日期及時間 **Date and time of submission:**	02/06/2015 15:31:26
提出此份意見的人士 (下稱「提意見人」) **Person Making This Comment (known as "Commenter") hereafter:**	先生 Mr. Lee Chun Lung
與意見相關的草圖 **Draft plan to which the comment relates:**	S/I-PTI/1

意見詳情
Details of the Comments:

申述編號 **Representation No:**	意見詳情 **Details of Comments:**
TPB/R/S/I-PTI/1-9	支持申述! 歡迎這項方案以解決目前龕位短缺的困擾! 畢竟在政府各部門的監管下在人口稀少的離島興建龕場, 不單只有效管理, 更能減少社會對龕位不足的怨氣!

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- 4 JUN 2015
Town Planning Board

1140

TPB/R/S/I-PTI/1-C 1207

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

致城規會各委員:

蒲台島分區計劃大綱草圖編號 S/I-PTI/1
申述編號 TPB/R/S/I-PTI/1-9
Great Peace Investment Ltd. 提出
反對蒲台群島約地段 1158 號劃為自然保育區地帶

我們眾人都是蒲台島土生土長的島民，我們認為城規會現時建議的蒲台島分區計劃大綱草圖編號 S/I-PTI/1 當中自然保育區的劃分，是對蒲台島過份的嚴謹及苛刻。

多年來我們向政府訴求有關生活上的困難及不便，但政府一直沒有回應島民基本生存要求，逃避問題，現時仍然是一個「拖」字來作回應。因此，希望政府就有關私營機構有意發展蒲台島計劃可以多加支持，透過他們發展所提供的資源來幫助我們帶來可靠的電力和食水供應。同時亦可改善島上的排污系統及公共廁所設施等等。

我們期望私人發展商的到來，能為島上島民提供工作機會，以維持島民的生計。另外，遊人的增加可望增加往來香港仔／赤柱的船隻班次，打破因交通不便而少量發展，這惡性循環的困局。因此，我們現遞交聯署簽名到城規會，希望城規會和規劃處各位委員不要將蒲台島大部份的地區劃為自然保育區，令到本來已經落後的蒲台島難有發展的空間。形成我們很難再有一個可以改善生活狀況的機會。敬請重新考慮！

此致

土生土長的蒲台島島民
二零一五年六月九日

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- 9 JUN 2015
Town Planning Board

1480

土生土長的蒲台島島民

劉淑儀	劉淑薇	劉淑薇	劉永波	劉永輝
劉大妹	劉偉基	劉潔珍	劉金蓮	李國新
李金珍	羅帶喜	羅木水	羅玉	鄭偉良
鄭福喜	鄭帶喜	鄭秉基	梁明錦	梁詩玲
梁金	林惠儀	林健蕊	林美怡	何玉英
盧潔茵				

TPB/R/S/I-PTI/1-C 1224

就草圖的申述提出意見
Comment on Representation Relating to Draft Plan

參考編號
Reference Number: 150609-233625-15165

提交限期
Deadline for submission: 09/06/2015

提交日期及時間
Date and time of submission: 09/06/2015 23:36:25

提出此份意見的人士 (下稱「提意見人」)
Person Making This Comment (known as "Commenter") hereafter: 小姐 Miss To Mei Ling

與意見相關的草圖
Draft plan to which the comment relates: S/I-PTI/1

意見詳情
Details of the Comments:

申述編號 **Representation No:**	意見詳情 **Details of Comments:**
Great Peace Investment Ltd. Oppose the "CA" zoning for the site at Po Toi Island DD Lot No. 1158 TPB/R/S/I-PTI/1-9	就申述編號9之申請提出支持意見! 蒲台島現況面對沒自來水供應, 沒穩定電力供應, 船期疏落(週一, 三, 五,沒船期). 由全盛時期二, 三千人村落, 到現在常住人口不足十人, 大部份為老人家! 由於缺乏就業機會及航班疏落, 年輕一輩不會長期居住, 只在假期才回來一聚, 大部份時間島上十室九空! 長此下去不難遇見凋零危機! 島民及代表多番向政府爭取穩定水電供應, 但多年的爭取卻換來原地踏步! 船期是私人公司承辦, 都是雞與蛋的問題, 沒有足夠的乘客, 那來增加船班的條件! 與其等待奇蹟出現, 何不尋求與發展商達成共識, 發展私人土地, 當地就業機會及相對配套設施一定會大幅增加, 而發展商亦樂意幫忙解決水電等困局, 當居民及遊客增多, 就有增加航班的條件. 而政府亦得以化解了多年來難堪局面! 實際是三贏的方案! 蒲台島私人地段1158號遠離大灣民居, 發展該地段不會帶給島民不便, 更不影響島上日常運作! 加上該處山頭亦已山墳滿佈, 人跡罕至, 發展商開發為靈灰紀念公園不單能為島上創造就業機會, 完善應有配套設施, 更能有效地規劃及管理. 作為柴灣原居民, 我們樂於看見港九新界十八區都有承擔安放先人骨灰的責任, 尤其是離島區人口不多的地方! 可以舒緩目前對骨灰龕位的緊張需求, 同時亦解決在人口密度高的地方找尋合適龕址的難題!

1503

就草圖的申述提出意見
Comment on Representation Relating to Draft Plan

TPB/R/S/I-PTI/1-C 1229

參考編號
Reference Number: 150606-134155-17046

提交限期
Deadline for submission: 09/06/2015

提交日期及時間
Date and time of submission: 06/06/2015 13:41:55

提出此份意見的人士 (下稱「提意見人」)
Person Making This Comment (known as "Commenter") hereafter: 先生 Mr. Joe Lee

與意見相關的草圖
Draft plan to which the comment relates: S/I-PTI/1

意見詳情
Details of the Comments:

申述編號 **Representation No:**	意見詳情 **Details of Comments:**
TPB/R/S/I-PTI/1-9 Great Peace Investment Ltd. Oppose the "CA" zoning for the site at Po Toi Island DD Lot No. 1158	I suggest No. 9 representation : Columbaria will be in serve shortage in the forthcoming years, no matter it's operated by government or private. Because of the land restriction and voice from the residents living near-by, the supply of Columbaria still facing a shortage in the coming years. For many Chinese people, urban cemeteries and columbaria carry powerfully negative feng shui -- a Chinese system of beliefs related to living spaces and orientation -- and are regarded as dangerous places that link earth, heaven and the underworld. Death is inevitable. It is also one of the major social challenges we now face in Hong Kong. With the booming growth of aging population, the shortage of cemetery space is an immediate problem that needs to be resolved. Cemetery evolution, similar to housing, is determined by land supply. As time goes by, burial method of our loved ones gradually alters. In a small place like Hong Kong, the critical motivation of changes is the limited availability of land. Po Toi Island located in the far Southern part of HK, currently there are less than 10 villagers living in the whole island. I believed building a new Columbaria would not created a big impacts to the living and natural environments.

1242

就草圖的申述提出意見
Comment on Representation Relating to Draft Plan

參考編號
Reference Number: 150609-232809-45928

提交限期
Deadline for submission: 09/06/2015

提交日期及時間
Date and time of submission: 09/06/2015 23:28:09

提出此份意見的人士 (下稱「提意見人」)
Person Making This Comment (known as "Commenter") hereafter: 先生 Mr. Joe C. L.

與意見相關的草圖
Draft plan to which the comment relates: S/I-PTI/1

意見詳情
Details of the Comments:

申述編號 **Representation No:**	意見詳情 **Details of Comments:**
TPB/R/S/I-PTI/1-9	我是曾到蒲台島行山旅遊的香市民，若不曾到過蒲台島，很難以想像蒲台島是個無自來水，無電力供應的地方！我在蒲台島所食的餐蛋面，綠豆糠水，檸檬薏米水，全都是以村民自行上山砍柴，鑽木取火，再由井中打水，煲水煮食的食物！細問下之，原來蒲台島村民已向政府申請水電供應，並在島內拉上大字報，希望得到政府回應，但還是沒有回音！我認為，若果政府做不到，幫不到村民，何不把這個機會交給私人市場，由私人市場去發展，由私人市場去幫助村民？因此，我是支持申述編號 9 的發展。其設計的蝴蝶公園是極好的保育概念，能發展蒲台島又能保育環境！

就草圖的申述提出意見
Comment on Representation Relating to Draft Plan

參考編號
Reference Number: 150609-232902-81979

提交限期
Deadline for submission: 09/06/2015

提交日期及時間
Date and time of submission: 09/06/2015 23:29:02

提出此份意見的人士 (下稱「提意見人」)
Person Making This Comment (known as "Commenter") hereafter: 先生 Mr. Joe C. L.

與意見相關的草圖
Draft plan to which the comment relates: S/I-PTI/1

意見詳情
Details of the Comments:

申述編號 **Representation No:**	意見詳情 **Details of Comments:**
TPB/R/S/I-PTI/1-9	我是曾到蒲台島行山旅遊的香市民，若不曾到過蒲台島，很難以想像蒲台島是個無自來水，無電力供應的地方！我在蒲台島所食的餐蛋面，綠豆糠水，檸檬薏米水，全都是以村民自行上山砍柴，鑽木取火，再由井中打水，煲水煮食的食物！細問下之，原來蒲台島村民已向政府申請水電供應，並在島內拉上大字報，希望得到政府回應，但還是沒有回音！我認為，若果政府做不到，幫不到村民，何不把這個機會交給私人市場，由私人市場去發展，由私人市場去幫助村民？因此，我是支持申述編號 9 的發展。其設計的蝴蝶公園是極好的保育概念，能發展蒲台島又能保育環境！

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	- 9 JUN 2015

1. The comment should be made to the Town Planning Board (the Board) before the expiry of the specified period for making comment on the representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
意見必須於指定對申述提出意見的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關意見的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓 - 電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：http://www.info.gov.hk/tpb/）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The comment may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出意見的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關意見視爲不曾提出論。

1. Person Making This Comment (known as "Commenter" hereafter)
提出此份意見的人士（下稱「提意見人」）

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構 *)

(土生土長的蒲台島島民) 羅木水

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名 / 名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生 / 夫人 / 小姐 / 女士 / 公司 / 機構 *)

3. Details of the Comment
意見詳情

Draft plan to which the comment relates 與意見相關的草圖 S/I-PTI/1	Draft Po Toi Islands Outline Zoning Plan
Representation(s) to which the comment relates (please specify the representation number) 與意見相關的申述（請註明申述編號） TPB/R/S/I-PTI/1-9	Great Peace Investment Ltd. Oppose the "CA" zoning for the site at Po Toi Island D.D. Lot No. 1158

* Delete as appropriate * 請刪去不適用者
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Form No. S6A
表格第S6A號

COMMENT ON REPRESENTATION RELATING TO DRAFT PLAN UNDER SECTION 6A(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》（第131章）第6A(1)條對草圖的申述提出意見

3. Details of the Comment (Continued) (use separate sheet if necessary)
意見詳情（續）（如有需要，請另頁說明）

Detailed comments on the representation(s) mentioned above 對上述所提及的申述的意見詳情

就申述編號9 之申請提出支持意見:

申述編號 9 中提交的申述是為靈灰安置紀念花園，其設計有大量的園林綠化意識，而且放置靈灰的地方密度較低，高度的安排和設計同時又配合該區的地形，建築物和自然環境十分配合，視覺觀感良好，值得支持。此外，靈灰安置紀念花園當中還有保育的概念，例如蝴蝶園。此蝴蝶園是個很好的設計，能向公眾介紹蒲台島美麗的一面，教育公眾愛護環境和認識蝴蝶的生態。同時，這蝴蝶公園能為蒲台島增加來島遊客，提高在蒲島台的消費，使島上居民收入增加。

Part 3 Continued) 第3部分（續）

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the comment. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同意見一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖爲彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

.....

.....

.....

5. Signature 簽署

Signature 簽署 ..... "Commenter" /Authorized Agent* 「提意見人」/ 獲授權代理人 *

羅木水

羅木水

Name in Block Letters 姓名（以正楷填寫） ..... Position (if applicable) 職位（如適用）

Professional Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of 代表 .....

Company/Organization Name and Chop (if applicable) 公司 / 機構名稱及蓋章（如適用）

Date 日期 7-Jun-2015

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
   (a) the processing of this comment which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
   (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

   in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

   委員會就這份意見所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

   (a) 處理這份意見，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
   (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

   「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "commenter" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

   根據《個人資料（私隱）條例》（第486章）的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址爲香港北角渣華道333號北角政府合署15樓。

* Delete as appropriate　　* 請刪去不適用者

Please fill "NA" for inapplicable item　　請在不適用的項目填寫「不適用」

「✓」at the appropriate box　　請在適當的方格內加上「✓」號

tpbpd

TPB/R/S/I-PTI/1-C 1320

寄件者: 各界關注骨灰龕法案大聯盟[redacted]
寄件日期: 07日06月2015年星期日 0:45
收件者: Town Planning Board
主旨: 蒲台群島分區計劃大綱草圖編號S/I-PTI/1
附件: 城規會_蒲台群島分區計劃大綱草圖編號 S_I-PTI-1.pdf

致：城市規劃委員會秘書處
由：各界關注骨灰龕法案大聯盟
日：2015 年 6 月 6 日
有關：蒲台群島分區計劃大綱草圖編號 S/I-PTI/1

1243

各界關注骨灰龕法案大聯盟
ALLIANCE FOR THE CONCERN OVER COLUMBARIUM POLICY

致：城市規劃委員會秘書處

有關：蒲台群島分區計劃大綱草圖編號 S/I-PTI/1

1. 反對申述編號 9 及 10 號要求將蒲台島現有擺放石屎板的範圍改劃爲「其他指定用途」註明「紀念公園及靈灰安置所」地帶。同意將上述地段維持「自然保育區」的規劃。申述者聲稱該用地在蒲台島發展審批地區草圖首次刊憲前，已作爲紀念公園/靈灰安置所的現有用途，與事實不符。如離島鄉事委員會主席、南丫島鄉事委員會主席周玉堂(同時是離島區議會主席)在 2012 年 4 月 23 日的離島區議會就蒲台島發展審批草圖的諮詢稱：「蒲台島現疑有人發展骨灰龕的地段,是由一發展商買入，所以需要進行測量，而該帶原屬農地，荒廢後長滿雜草，影響測量，所以要將所有植物斬除，而又擔心雜草叢生，所以安放石屎板。周玉堂主席強調鋪設混凝土板並非所謂發展骨灰龕。」另一方面，蒲台島民可以証實，上述地段範圍從未有紀念公園/靈灰安置所的用途。申請人企圖以發展審批地區草圖前的現有用途的理由，希望可以逃避今次規劃的限制。

2. 反對位於灣仔的「住宅（丁類）」地帶，建議改劃爲「自然保育區」地帶。大聯盟認爲該區原有的私人屋地，本可申請重建，改善該區的面貌，但規劃成住宅丁類後，變相有潛力地鼓勵發展商在該區發展低密度住它，大聯盟多次前往蒲台島，發現該區有不少觀鳥人士在觀察雀鳥，反映該地帶有一定的生態價值，一旦發展成低密度住宅，必定會破壞生態價值。因此，大聯盟反對在該帶規劃爲「住宅（丁類）」地帶，建議改劃爲「自然保育區」地帶。

3. 建議將蒲台島劃作郊野公園。並要求有關部門盡快執行管制行動，對違例發展項目作出檢控，以保護該區具重要科學和保育價值的自然鄉郊特色。

各界關注骨灰龕法案大聯盟
2015 年 6 月 6 日

TPB/R/S/I-PTI/1-C 1321

致城規會

就貴署於2015年5月28日發出的蒲苔群島發展草圖提出意見

就有關發展商在蒲苔島興建骨灰龕

本人強烈反對，破壞自然生態及小島的寧靜

蒲苔島居民 ：

簽署：

日期：

RECEIVED
9 JUN 2015
Town Planning Board

1247

tpbpd

寄件者: Damon Wong [redacted]
寄件日期: 29日05月2015年星期五 12:40
收件者: tpbpd
主旨: 就申述提出意見：蒲台群島分區計劃大綱草圖S/I-PTI/1

本人認為蒲台島擁有優美環境，應列入郊野公園作保護，並改善當區設施，包括增設供電、供水以及加設郊野公園管理處及增加公廁。

黃俊邦

RECHIVED
29 MAY 2015
Town Planning Board

328

Summary of the grounds of representations/representers' proposal and PlanD's responses
with regards to the Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1 (the draft OZP)

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
R1 and R2	Grounds of Representations (a) Supports the draft OZP. (b) Opposes any other rezoning proposal. Representers' Proposals (1) Nil.	Grounds of Representations (a) Noted. (b) Please refer to paragraphs 6.19, 6.26, 6.30 and 6.40 of the Paper.
R3	Grounds of Representation (a) Supports designating majority of Po Toi as "Conservation Area" ("CA") zone as it supports various rare/endangered species, and possesses unique geological features worth protecting. (b) Opposes the "Residential (Group D)" ("R(D)") zone on the draft OZP as it is located at a woodland which is an important foraging ground for migratory birds, and its area is excessive as compared to the footprint of the existing structures. Representer's Proposals (1) To rezone area designated as "R(D)" which is covered with woodland to "CA".	Grounds of Representation (a) Noted. (b) Please refer to paragraph 6.33 of the Paper. Representer's Proposals (1) Please refer to paragraph 6.33 of the Paper. (2) Please refer to paragraphs 6.34 and 6.41 of the Paper. (3) Please refer to paragraph 6.24 of the Paper. (4) Please refer to paragraphs 6.22 and 6.23 of the Paper.

[1] For the name of representers, please see **Annex V**. For locations of representation sites, please see **Plan H-1**

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	(2) To restrict redevelopment/alteration of House and/or Small House/ Holiday Camp developments within the "R(D)" and "Village Type Development" ("V") zones through planning application system in order to prevent excessive development and destruction of the ecology there. (3) To designate Po Toi Islands as Country Park (CP) in the long run. (4) To prohibit large-scale commercial and leisure development in the Area.	
R4	<u>Grounds of Representation</u> (a) Welcomes the provision of planning and development guidance for Po Toi Islands and support majority of the proposed zonings on the draft OZP. (b) Strongly opposes the "R(D)" zone on the draft OZP as it is located at a mature woodland next to the pier which is an important foraging and roosting location for migratory birds. (c) The diversity of habitats on Po Toi Islands provides suitable habitats for various migratory birds. The species recorded is second only to Mai Po in terms of numbers and include many first records for Hong Kong. (d) Po Toi Islands are renowned for their geological features, panoramic landscape view, diversity of habitats and faunal species, as well as their cultural heritage.	<u>Grounds of Representation</u> (a) Noted. (b) Please refer to paragraph 6.33 of the Paper. (c) Noted. (d) Noted. <u>Representer's Proposal</u> (1) Please refer to paragraphs 6.33 and 6.34 of the Paper. (2) Please refer to paragraph 6.24 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	Representer's Proposals (1) To rezone the area designated as "R(D)" to "CA" within which redevelopment of house may be permitted on application to the Town Planning Board (the Board). (2) To designate Po Toi Islands as "Site of Special Scientific Interest" ("SSSI") with the aim of designating them as CP in long run.	
R5	Grounds of Representation (a) Supports protection of the ecology at Po Toi Islands. (b) Opposes any change of land use for memorial garden or columbarium development. Representer's Proposals (1) Nil.	Grounds of Representation (a) Noted. (b) Please refer to paragraph 6.30 of the Paper.
R6	Grounds of Representation (a) Agree with the designation of Wan Tsai as "CA" and oppose memorial garden and columbarium uses in that area. (b) The designated burial ground at Ngong Chong is so remote that it is rarely used by villagers. Representer's Proposals (1) To expand the "V" zone on the draft OZP. (2) To expand the designated burial ground near the Tai Wan Pier and subsequently to reduce the area of the designated burial ground at Ngong Chong.	Grounds of Representation (a) Please refer to paragraph 6.30 of the Paper. (b) Please refer to paragraph 6.25 of the Paper. Representer's Proposal (1) Please refer to paragraph 6.40 of the Paper. (2) Please refer to paragraph 6.26 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
R7	Grounds of Representation (a) Designating majority of the area of Po Toi Island as "CA", "Coastal Protection Area" ("CPA") and "Green Belt" ("GB") would limit its future development. (b) There are concerns that the of "CPA" zone would restrain and/or prohibit access to activities such as fishing or laver harvesting under the Marine Park and Marine Reserves Regulation (Cap. 476A). (c) Requiring planning application for diversion of streams, filling of land/pond and excavation of land would obstruct provision of infrastructural facilities. (d) Burial grounds have not been clearly demarcated on the draft OZP. (e) Tourism development opportunities of Po Toi are smothered by the draft OZP. Representer's Proposals (1) Nil.	Grounds of Representation (a) Please refer to paragraphs 6.17 and 6.18 of the Paper. (b) Please refer to paragraph 6.19 of the Paper. (c) Please refer to paragraph 6.43 of the Paper. (d) Please refer to paragraph 6.25 of the Paper. (e) Please refer to paragraphs 6.17 and 6.22 of the Paper.
R8	Grounds of Representation (a) Opposes the "CA" and "GB" zones on the draft OZP as they will deprive the property rights of concerned landowners and would affect the livelihood of fishermen. (b) There are concerns that the of "CPA" zone would restrain and/or prohibit access to activities such as fishing or laver harvesting under the Marine Park and Marine Reserves Regulation (Cap.	Grounds of Representation (a) Please refer to paragraphs 6.17, 6.18 and 6.21 of the Paper. (b) Please refer to paragraph 6.19 of the Paper. (c) Please refer to paragraph 6.36 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	476A). (c) The demarcation of "V" zone has not considered the Small House demand of southern Lamma Island, and the fact that Po Toi Island has once inhabited a population of 2,000. <u>Representer's Proposals</u> (1) To expand the "V" zone on the draft OZP. (2) To resume the private land in the "GB" and "CA" zone or offer compensation to the land owners. (3) To delete the "CPA" zone at Po Toi on the draft OZP. (4) To reserve land for Eco-lodge/ Youth Hostel/Home-stay lodgings and government, institution or community facilities on the draft OZP.	<u>Representer's Proposal</u> (1) Please refer to paragraph 6.40 of the Paper. (2) Please refer to paragraph 6.21 of the Paper. (3) Please refer to paragraphs 6.17 and 6.18 of the Paper. (4) Please refer to paragraphs 6.22 and 6.43 of the Paper.
R9	<u>Grounds of Representation</u> (a) Opposes the designation of Lot 1158 in D.D. Po Toi as "CA" zone on the draft OZP. (b) The subject lot composes of building land and possesses development right under the lease. (c) Columbarium use is compatible with the surroundings and would not bring insurmountable adverse landscape, traffic, geotechnical, visual and environmental impacts.	<u>Grounds of Representation</u> (a) Please refer to paragraphs 6.17 and 6.18 of the Paper. (b) Please refer to paragraphs 6.20 and 6.21 of the Paper. (c) Please refer to paragraph 6.30 of the Paper. <u>Representer's Proposal</u> (1) Please refer to paragraph 6.30 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	Representer's Proposals (1) To rezone the subject site from "CA" to "Other Specified Uses" annotated "Memorial Garden with Columbarium" so as to facilitate the proposed Memorial Garden with Columbarium Development.	
R10	Grounds of Representation (a) Opposes to the designation of the representers' lots as "CA" zone on the draft OZP. (b) Alleges that the memorial garden at the site is a use which was in existence before the gazettal of the first draft Po Toi Islands Development Permission Area Plan No. DPA/I-PTI/1 and was accepted as a Pre-Bill Columbarium under the prevailing Notification Scheme managed by the Food and Environmental Hygiene Department. (c) The Board has not discharged its statutory duty to make necessary inquiries and arrangements in the preparation of the draft OZP. The zoning of the site is contrary to the Mission of the Board and the Ordinance. (d) The draft OZP deprives the development entitlements of the site and imposes unlawful control over private land. This is contrary to Articles 6 and 105 of the Basic Law. Representer's Proposals (1) To rezone the representers' lots from "CA" to "Other Specified Uses" annotated "Columbarium" so as to reflect the existing use which was in existence before the gazettal of the first Po Toi Islands Development Permission Area Plan, and respect the legitimate	Grounds of Representation (a) Please refer to paragraphs 6.17 and 6.18 of the Paper. (b) Please refer to paragraphs 6.31 and 6.32 of the Paper. (c) Please refer to paragraph 6.44 of the Paper. (d) Please refer to paragraph 6.20 of the Paper. Representer's Proposal (1) Please refer to paragraph 6.30 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	rights of the lot owners under the lease.	
R11	Grounds of Representation (a) Objects to the draft OZP. (b) Po Toi provides a resting and foraging habitat for migratory birds of East Asia-Australiasia Flyway. Various rare floral and faunal species are also spotted. (c) Opposes the "R(D)" zone on the draft OZP as it would threaten the mature woodland and foraging habitat for migratory birds located there. The area of "R(D)" zone is also considered unreasonably large in view of the very small area of building lots and number of inhabitants. (d) Opposes the "V" zone on the draft OZP as it is covered with woodland. There are also doubts on how the Small House (SH) demand for Po Toi is estimated, and concerns that the "V" zone would attract SH applications from Southern Lamma which would create potential burden on Po Toi. (e) Supports appropriate zoning to prevent columbarium development. Representer's Proposals (1) To designate Po Toi Islands as "SSSI" and CP in the long run. (2) To rezone the area designated as "R(D)" to "CA". (3) To clarify how the SH demand for Po Toi is estimated, or to delete the "V" zone on the draft OZP.	Grounds of Representation (a) Please refer to the responses below. (b) Noted. (c) Please refer to paragraph 6.33 of the Paper. (d) Please refer to paragraphs 6.36, 6.37 and 6.39 of the Paper. (e) Noted. Representer's Proposal (1) Please refer to paragraph 6.24 of the Paper. (2) Please refer to paragraph 6.33 of the Paper. (3) Please refer to paragraphs 6.37 to 6.39 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
R12	Grounds of Representation (a) Opposes the "V" and "R(D)" zones on the draft OZP as the mature woodlands within these zone are the most popular roosting grounds for migratory land birds on Po Toi, with their significance irreplaceable by any other habitats on Po Toi or even in the whole territory. (b) Should the woodlands within the "V" and "R(D)" zones be displaced by developments, the passing migratory land birds would loss an important refuge and stopover site along the East Asian-Australasian Flyway. Representer's Proposals (1) To rezone the area designated as "R(D)" and "V" to "CA". (2) To designate Po Toi as "SSSI" in the long run.	Grounds of Representation (a) Please refer to paragraphs 6.33 and 6.36 of the Paper. (b) Please refer to paragraphs 6.33 and 6.36 of the Paper. Representer's Proposal (1) Please refer to paragraphs 6.33 and 6.36 of the Paper. (2) Please refer to paragraph 6.24 of the Paper.
R13	Grounds of Representation (a) The draft plan fails to provide sufficient protection to the biodiversity of the area. (b) The mature trees and woodland on Po Toi provide foraging and roosting opportunities for migratory birds. (c) Po Toi supports a natural population of the Romer's Tree Frog, a globally endangered species endemic in Hong Kong. (d) No ecological impact assessment is required for redevelopment of houses and addition/alteration/modification of existing houses within the "R(D)" zone, which may lead to felling/pruning of trees,	Grounds of Representation (a) Please refer to paragraphs 6.17 and 6.18 of the Paper. (b) Noted. (c) Noted. (d) Please refer to paragraphs 6.28 and 6.33 of the Paper. (e) Please refer to paragraph 6.34 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	degradation of the woodland and adverse impacts on migratory birds. (e) Given the ecological importance of Po Toi, the planning intention of "R(D)" zone for low-rise, low- density residential developments subject to planning permission from the Board is inappropriate. (f) The "R(D)" zone is unnecessary as redevelopment of house may also be permitted on application to the Board under "CA" zone. (g) Concerns that development of recreational facilities with overnight accommodation would introduce more human disturbances and threaten Po Toi as a crucial stopover site for migratory birds. <u>Representer's Proposals</u> (1) To add a clause stating that "felling of trees on both private and government land shall not be undertaken without the permission from the Town Planning Board" on the Notes of the draft OZP. (2) To rezone the area designated as "R(D)" to "CA" with conservation as the only planning intention. (3) To delete all clauses/statements related to recreational development with overnight accommodation within the "CA" zone on the OZP. (4) To designate areas to the southwest of Po Toi as "SSSI" and to follow the recommendation of the Southwest New Territories Development Strategy Review that to designate Po Toi Islands as CP in the long run.	(f) Please refer to paragraph 6.33 of the Paper. (g) Please refer to paragraphs 6.17, 6.18 and 6.33 of the Paper. <u>Representer's Proposal</u> (1) Please refer to paragraph 6.28 of the Paper. (2) Please refer to paragraph 6.33 of the Paper. (3) Please refer to paragraphs 6.22 and 6.23 of the Paper. (4) Please refer to paragraph 6.24 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
R14	Grounds of Representation (a) Urges for a comprehensive and progressive OZP that strengthen control over developments on Po Toi Islands, and which preclude the future incorporation of the Islands as CP. (b) Objects to the broad-brush zoning of "R(D)" on the draft OZP, for there is no justification for it to cover a large area of undeveloped land. (c) The "R(D)" and "V" zones on the draft OZP encroaches on crucial mature woodlands on Po Toi. Representer's Proposals (1) To adjust the boundary of the "R(D)" and "V" zones so as to exclude the mature woodland and important ecological habitat. (2) To delete 'Columbarium', 'House' and 'Small House' use from both 'Column 1' and 'Column 2' of "Agriculture" ("AGR") and "GB" zones on the draft OZP. (3) To designate Po Toi Islands as "CA" or "SSSI". (4) To designate proper zoning for historic village and the waters close to Po Toi Islands.	Grounds of Representation (a) Please refer to paragraph 6.17, 6.18, 6.28, 6.33 and 6.36 of the Paper. (b) Please refer to paragraph 6.33 of the Paper. (c) Please refer to paragraphs 6.33 and 6.36 of the Paper. Representer's Proposal (1) Please refer to paragraphs 6.33 and 6.36 of the Paper. (2) Please refer to paragraph 6.27 of the Paper. (3) Please refer to paragraph 6.24 of the Paper. (4) Please refer to paragraph 6.17, 6.18, 6.28, 6.33 and 6.36 of the Paper.
R15	Grounds of Representation (a) Objects to the draft OZP. (b) Po Toi Islands fall directly onto migratory routes of migratory land birds. The mature woodlands on Po Toi Islands constitute to an	Grounds of Representation (a) Please refer to the responses below. (b) Noted.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	extremely important resting and refuelling stop for migratory birds in Hong Kong. (c) Concerns about the potential ecological impacts imposed by future developments to the woodlands within the "R(D)" zones, in which the tall and mature trees are used by migratory birds for roosting. (d) Concerns about the potential ecological impact brought by holiday camp development within the "CA" zone. <u>Representer's Proposals</u> (1) To adopt conservation approach on the draft OZP so as to protect the habitats from any future incompatible development. (2) To rezone the area designated as "R(D)" to "CA". (3) To take into account the potential ecological impacts such as tree removal and habitat fragmentation when the Board processes any application for 'Holiday Camp' use within "CA" zone in the future. (4) Future village expansion should not impose any adverse impacts to the mature trees within the "V" zone.	(c) Please refer to paragraph 6.33 of the Paper. (d) Please refer to paragraphs 6.22 and 6.23 of the Paper. <u>Representer's Proposal</u> (1) Please refer to paragraphs 6.17, 6.18 , 6.28, 6.33 and 6.36 of the Paper. (2) Please refer to paragraph 6.33 of the Paper. (3) Please refer to paragraph 6.22 of the Paper. (4) Please refer to paragraphs 6.28 and 6.36 of the Paper.
R16	<u>Grounds of Representation</u> (a) Objects to the "R(D)" zone on the draft OZP as it wrongly covers the area with the highest ecological sensitivity. (b) Disappointed about the further extension of "V" zone into the valley with dense vegetation on the draft OZP, and concerns about the adverse environmental impacts imposed by the Small House	<u>Grounds of Representation</u> (a) Please refer to paragraph 6.33 of the Paper. (b) Please refer to paragraphs 6.36 and 6.42 of the Paper. (c) Noted.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	development within the "V" zone. (c) Po Toi is a well-recognised hotspot for migratory birds which rely on its large and mature trees as foraging and roosting grounds. (d) Zoning the core areas of conservation value for housing development while designating the fringe areas as "CA" is not rational and contrary to the Convention on Biological Diversity. (e) Objects to the statement in the Explanatory Statement (ES) that the area near Tai Wan Public Pier may have potential for development of education and recreational facilities with overnight accommodations because the area close to the pier is not suitable for any additional development. <u>Representer's Proposals</u> (1) To designate areas in Tai Wan, Wan Tsai and Tai Hang Mei as No-Go Areas where development should not encroach upon. (2) To relocate the "R(D)" zone to areas on Po Toi with less mature trees, or to reduce its size. (3) Not to extend the "V" zone into the valley. (4) Not to include any wording implying that development with no overriding public interest such as recreational development would be allowed within the "CA" zone in the ES of the draft OZP.	(d) Please refer to paragraphs 6.17, 6.18, 6.33 and 6.36 of the Paper. (e) Please refer to paragraph 6.22 of the Paper. <u>Representer's Proposal</u> (1) Please refer to paragraphs 6.33 and 6.36 of the Paper. (2) Please refer to paragraph 6.33 of the Paper. (3) Please refer to paragraph 6.36 of the Paper. (4) Please refer to paragraph 6.22 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
R17	Grounds of Representation (a) The authority should be more proactive in protecting the natural environment on Po Toi Islands, and exercise stringent control on the actual land uses within the "V" and "R(D)" zones on the draft OZP. (b) The original state of Po Toi Islands should be preserved as they possess an undisturbed natural environment and are breeding grounds for various local and rare species. They are also popular spots where the public can directly contact with the nature. (c) Reserving land on the Po Toi Islands for residential development is considered unnecessary. Representer's Proposals (1) To delete all "Column 2' uses in "V" and "R(D)" zone. Only redevelopment of existing structures should be allowed. (2) To designate areas falling within the "CA" zone as CP.	Grounds of Representation (a) Please refer to paragraphs 6.17, 6.18, 6.34 and 6.41 of the Paper. (b) Noted. (c) Please refer to paragraph 6.33 of the Paper. Representer's Proposal (1) Please refer to paragraphs 6.34 and 6.41 of the Paper. (2) Please refer to paragraph 6.24 of the Paper.
R18	Grounds of Representation (a) Developing the area around the Tai Wan Pier, the core area with the highest conservation value, is contrary to the general planning intention of the draft OZP. It is not justified by any impact assessment, in bizarre contradiction with the departmental and public comments as stated in the Planning Report in December 2014, as well as the evidence in the 2012 SSSI Proposal by Hong Kong Bird Watching Society.	Grounds of Representation (a) Please refer to paragraphs 6.33 and 6.36 of the Paper. (b) Please refer to paragraphs 6.33 and 6.36 of the Paper. (c) Please refer to paragraph 6.28 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	(b) Zoning the core areas of conservation value for housing development while designating the fringe areas as "CA" is not rational and contrary to the Convention on Biological Diversity. (c) No specific or extra protection to the woodlands which supports migratory birds, particularly those on private land, is provided in the draft OZP. (d) The intention to unleash the education and recreational potentials within the "CA" zone near the Tai Wan Pier contradicts with the main planning intention under this zoning, i.e. to impose stringent planning control. (e) No proof of need for residence near the Tai Wan Pier/NTEH sites but speculative demand voiced by others with real estate hopes was provided. <u>Representer's Proposals</u> (1) To adjust the boundaries of the "V" zone. (2) To rezone the area around the Tai Wan Pier as "SSSI" or at least form part of the surrounding "CA". (3) To protect the unique coastal vegetation and trees in the "V" zone by planning conditions whereby no vegetation can be affected without approval by the Board. (4) To rezone the area designated as "R(D)" to "CA", or should there is genuine need proved for existing use premises, to retain only the individual building sites as "R(D)".	(d) Please refer to paragraph 6.22 of the Paper. (e) Please refer to paragraphs 6.33 and 6.37 of the Paper. <u>Representer's Proposals</u> (1) Please refer to paragraph 6.36 of the Paper. (2) Please refer to paragraphs 6.24 and 6.33 of the Paper. (3) Please refer to paragraphs 6.41 and 6.42 of the Paper. (4) Please refer to paragraph 6.33 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
R19 to R756	Grounds of Representations (a) Objects to the draft OZP. (b) Po Toi Islands are renowned as a crucial refuelling stop for migratory birds and habitat/breeding ground for various endangered species, for their high conservation value, spectacular geological features and unique cultural heritage. (c) Concern about the potential adverse impact of residential development at the "R(D)" zone (**R19 to 38, R41, R42, R44 to R647, R649 to R707, R709 to R721 and R727**). (d) Concerns about the potential adverse impact of the development of education and recreational facilities with overnight accommodation that may be permitted within the "CA" zone (**R19, R45, R55, R60, R62 to R287, R289 to R501, R503 to R589, R591 to R625, R648, R663 to R706, R722 to R724, R726 to R729**). Representers' Proposals (1) To rezone the area designated as "R(D)" to "CA" within which redevelopment of house would be considered by the Board on a case- by-case basis (**R19 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721 and R727**). (2) Small House development in the "V" zone should be considered by the Board on a case-by-case basis in order to protect the mature trees to the north of the "V" zone (**R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700 and R727 to R737**).	Grounds of Representation (a) Please refer to the responses below. (b) Noted. (c) Please refer to paragraph 6.33 of the Paper. (d) Please refer to paragraphs 6.22 and 6.23 of the Paper. Representer's Proposal (1) Please refer to paragraph 6.33 of the Paper. (2) Please refer to paragraph 6.41 of the Paper. (3) Please refer to paragraphs 6.22 and 6.23 of the Paper. (4) Please refer to paragraph 6.24 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
	(3) Unless Po Toi/Po Toi Islands are designated as CP, no recreational development should be supported (**R19, R45, R55, R60, R62 to R287, R289 to R501, R503 to R589, R591 to R625, R648, R663 to R706, R722 to R724, R726 to R729, R751, R755 and R756**). (4) To designate Po Toi/Po Toi Islands as "SSSI" and ultimately as CP (**R19, R40, R43, R45, R55, R59, R61, R62, R71 to R74, R77, R80 to R317, R319 to R352, R354 to R621, R623 to R676, R678 to R686, R695 to R720, R725, R727, R729 to R734, R738 to R750, R752 to R756**).	
R757 to R789	Grounds of Representations (a) Oppose reserving land for residential uses on the draft OZP as the residential development will damage the natural environment enjoyed by the wildlife and the public for the interest of only a few. (b) Po Toi Islands have significant conservation/ecological value (**R757 and R758**). Representers' Proposals (1) To designate Po Toi/Po Toi Islands as Country Park or "SSSI" (**R759 to R764**). (2) To rezone the area under "R(D)" zoning to "CA" zone (**R765 to R767**) (3) To abandon any plan that would increase the population and cause adverse impact on Po Toi Islands (**R758**).	Grounds of Representation (a) Please refer to paragraphs 6.33 and 6.36 of the Paper. (b) Noted. Representer's Proposal (1) Please refer to paragraph 6.24 of the Paper. (2) Please refer to paragraph 6.33 of the Paper. (3) Please refer to paragraphs 6.33 and 6.36 of the Paper.

Representation No. (TPB/R/S/I-PTI/1-)[1]	Gist of Representation	Responses
R790 to R808	Grounds of Representations (a) Oppose the draft OZP for any development that would damage the ecological/natural environment of Po Toi Islands. (b) Worry that tolerating existing burial grounds as 'existing use' under the draft OZP would encourage 'destroy first and build later' for other areas to be covered by the DPA Plan (**R808 only**). Representers' Proposals (1) To designate Po Toi/Po Toi Islands as Country Park (**R790 to R796**).	Grounds of Representation (a) Please refer to paragraphs 6.17, 6.18, 6.22, 6.23, 6.33, 6.36 and 6.42 of the Paper. (b) Please refer to paragraph 6.29 of the Paper. Representer's Proposal (1) Please refer to paragraph 6.24 of the Paper.
R809 to R813	Grounds of Representations (a) Po Toi Islands are renowned for their high conservation value and/or spectacular geological features. Representers' Proposals (1) Nil.	Grounds of Representation (a) Noted.

《蒲台群島分區計劃大綱草圖編號 S/I-PTI/1》(下稱「草圖」)

申述的理據／申述人的建議的摘要及規劃署的回應

申述編號 (TPB/R/S/I-PTI/1-)[1]	**申述的摘要**	**回應**
R1及 R2	申述的理據 (a) 支持草圖。 (b) 反對其他改劃建議。 申述人的建議 (c) 沒有。	申述的理據 (a) 備悉。 (b) 見文件第 6.19、6.26、6.30 及 6.40 段。
R3	申述的理據 (a) 支持把蒲台的大部分地方劃為「自然保育區」地帶，因為該處育着各種稀有／瀕危物種，而且具有獨特的地質特色，值得保護。 (b) 反對草圖所劃設的「住宅(丁類)」地帶，因為該地帶位於林地，是候鳥的重要覓食地，而且相對於該處現有構築物的覆蓋範圍，該地帶的面積未免太大。	申述的理據 (a) 備悉。 (b) 見文件第 6.33 段。 申述人的建議 (1) 見文件第 6.33 段。 (2) 見文件第 6.34 及 6.41 段。 (3) 見文件第 6.24 段。

[1] 申述人的名稱見**附件 V**，申述地點的位置見**圖 H-1**。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	申述人的建議 (1) 把劃為「住宅(丁類)」地帶的林地改劃為「自然保育區」地帶。 (2) 限制「住宅(丁類)」地帶及「鄉村式發展」地帶內屋宇的重建／改動，及／或小型屋宇或度假營的發展，須申請規劃許可以免過度發展，破壞地帶內的生態。 (3) 長遠而言，把蒲台群島指定為郊野公園。 (4) 禁止在該區發展大型商業及休閒設施。	(4) 見文件第 6.22 及 6.23 段。
R4	申述的理據 (a) 歡迎當局提供蒲台群島的規劃及發展指引，亦支持草圖建議劃設的大部分用途地帶。 (b) 強烈反對草圖所劃設的「住宅(丁類)」地帶，因為該地帶位於碼頭旁邊的成齡樹林，是候鳥重要的覓食及棲息地。 (c) 蒲台群島有多種生境，為各類候鳥提供合適	申述的理據 (a) 備悉。 (b) 見文件第 6.33 段。 (c) 備悉。 (d) 備悉。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	的棲息地。當地所錄得的物種數目僅次於米埔，而且很多更是香港首次錄得。 (d) 蒲台群島以其地貌、遼闊的景觀、多樣化的生境和動物物種以及文化遺產而享負盛名。 申述人的建議 (1) 把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶，如要在地帶內重建屋宇，須向城市規劃委員會(下稱「城規會」)申請，或會獲得批准。 (2) 把蒲台群島劃為「具特殊科學價值地點」地帶，長遠的目標是把之指定為郊野公園。	申述人的建議 (1) 見文件第 6.33 及 6.34 段。 (2) 見文件第 6.24 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
R5	申述的理據 (a) 支持保護蒲台群島的生態。 (b) 反對把蒲台群島的土地改作紀念花園或靈灰安置所用途。 申述人的建議 (1) 沒有。	申述的理據 (a) 備悉。 (b) 見文件第 6.30 段。
R6	申述的理據 (a) 同意把灣仔劃為「自然保育區」地帶，反對把該處闢作紀念公園及靈灰安置所用途。 (b) 昂裝那片指定墓地的位置偏遠，村民鮮有使用。 申述人的建議 (1) 擴大草圖上「鄉村式發展」地帶的範圍。 (2) 擴大大灣碼頭附近的指定墓地，然後縮減昂裝那片指定墓地的面積。	申述的理據 (a) 見文件第 6.30 段。 (b) 見文件第 6.25 段。 申述人的建議 (1) 見文件第 6.40 段。 (2) 見文件第 6.26 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
R7	申述的理據 (a) 把蒲台群島大部分的地方劃為「自然保育區」地帶、「海岸保護區」地帶及「綠化地帶」，會局限當地日後的發展。 (b) 關注在「海岸保護區」地帶內，根據《海岸公園及海岸保護區規例》(第 476A 章)不能進行捕魚及採集動植物等活動。 (c) 規定要提出規劃申請才可進行河道改道、填土／填塘或挖土工程，會有礙提供基礎設施。 (d) 草圖沒有清楚劃定墓地的界線。 (e) 草圖窒礙蒲台旅遊業發展的機會。 申述人的建議 (1) 沒有。	申述的理據 (a) 見文件第 6.17 及 6.18 段。 (b) 見文件第 6.19 段。 (c) 見文件第 6.43 段。 (d) 見文件第 6.25 段。 (e) 見文件第 6.17 及 6.22 段。
R8	申述的理據 (a) 反對草圖所劃設的「自然保育區」地帶及「綠化地帶」，認為會剝奪相關土地擁有人	申述的理據 (a) 見文件第 6.17、6.18 及 6.21

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	的財產權，亦會影響漁民的生計。 (b) 關注在「海岸保護區」地帶內，根據《海岸公園及海岸保護區規例》(第 476A 章)不能進行捕魚及採集動植物等活動，影響漁民及遊客。 (c) 當局劃定「鄉村式發展」地帶的界線時，沒有顧及南丫島南部的小型屋宇需求，以及居於蒲台群島的人口曾達 2 000 這一事實。 <u>申述人的建議</u> (1) 擴大草圖上「鄉村式發展」地帶的範圍。 (2) 收回「綠化地帶」及「自然保育區」地帶內的私人土地，或向這些土地的擁有人作出補償。 (3) 刪除草圖上蒲台的「海岸保護區」地帶。 (4) 在草圖預留土地作生態旅舍／青年旅舍／民宿及政府、機構或社區設施。	段。 (b) 見文件第 6.19 段。 (c) 見文件第 6.36 段。 <u>申述人的建議</u> (1) 見文件第 6.40 段。 (2) 見文件第 6.21 段。 (3) 見文件第 6.17 及 6.18 段。 (4) 見文件第 6.22 及 6.43 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
R9	申述的理據 (a) 反對草圖把蒲台群島約地段第 1158 號劃為「自然保育區」地帶。 (b) 有關地段有屋地，根據地契，具有發展權。 (c) 靈灰安置所用途與周圍的環境配合，而且不會對景觀、交通、土力、視覺及環境造成無法克服的負面影響。 申述人的建議 (1) 把有關地點由「自然保育區」地帶改劃為「其他指定用途」註明「紀念花園連靈灰安置所」地帶，使該處可以發展擬議的紀念花園連靈灰安置所。	申述的理據 (a) 見文件第 6.17 及 6.18 段。 (b) 見文件第 6.20 及 6.21 段。 (c) 見文件第 6.30 段。 申述人的建議 (1) 見文件第 6.30 段。
R10	申述的理據 (a) 反對草圖把申述人的地段劃為「自然保育區」地帶。 (b) 聲稱有關地點的紀念花園是在首份《蒲台群島發展審批地區草圖編號 DPA/I-PTI/1》刊憲前已存在的用途，並已獲接納為食物環境	申述的理據 (a) 見文件第 6.17 及 6.18 段。 (b) 見文件第 6.31 及 6.32 段。 (c) 見文件第 6.44 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	衞生署負責執行的現有通報計劃下的「草案前骨灰安置所」。 (c) 城規會沒有盡其法定責任，在擬備草圖時作出所需的諮詢和安排。如此規劃有關地點的用途，違反了城規會的使命和《城市規劃條例》。 (d) 草圖剝奪有關地點的發展權，對私人土地施加不合法的管制，有違《基本法》第六及第一百零五條。 <u>申述人的建議</u> (1) 把申述人的地段由「自然保育區」地帶改劃為「其他指定用途」註明「靈灰安置所」地帶，以反映該處現有的用途(該用途在首份蒲台群島發展審批地區圖刊憲前已存在)，以及尊重該地段的擁有人根據地契所享有的合法權利。	(d) 見文件第 6.20 段。 <u>申述人的建議</u> (1) 見文件第 6.30 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
R11	申述的理據 (a) 反對草圖。 (b) 蒲台為途經「東亞－澳大利西亞遷飛區」的候鳥提供覓食和棲息地，亦有各種稀有的動植物。 (c) 反對草圖所劃設的「住宅(丁類)」地帶，認為會對此地帶內的成齡樹林及候鳥的覓食地構成威脅；而且該處的屋地很小，居民亦不多，相對之下，「住宅(丁類)」地帶實在大得不合理。 (d) 反對草圖所劃設的「鄉村式發展」地帶，因為地帶內滿布林地。蒲台的小型屋宇需求數字如何估算出來，也令人懷疑。此外，劃設「鄉村式發展」地帶後，令人擔心會吸引來自南丫島南部的小型屋宇申請，這樣可能對蒲台構成負擔。 (e) 支持劃設適當的用途地帶，防止出現靈灰安置所的發展。	申述的理據 (a) 見以下回應。 (b) 備悉。 (c) 見文件第 6.33 段。 (d) 見文件第 6.36、6.37 及 6.39 段。 (e) 備悉。 申述人的建議 (1) 見文件第 6.24 段。 (2) 見文件第 6.33 段。 (3) 見文件第 6.37 至 6.39 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	申述人的建議 (1) 長遠而言，把蒲台群島指定為「具特殊科學價值地點」及郊野公園。 (2) 把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶。 (3) 說明蒲台的小型屋宇需求數字如何估算出來，或刪除草圖所劃設的「鄉村式發展」地帶。	
R12	申述的理據 (a) 反對草圖所劃設的「鄉村式發展」地帶及「住宅(丁類)」地帶，因為地帶內的成齡樹林是蒲台陸棲候鳥最喜歡棲息的地方，其重要性極高，絕非蒲台甚或本港其他生境可以取代。 (b) 倘「鄉村式發展」地帶及「住宅(丁類)」地帶內的林地換成各項發展，途經「東亞－澳大利西亞遷飛區」的陸棲候鳥便會失去一個重要的庇護所及遷徙中途站。	申述的理據 (a) 見文件第 6.33 及 6.36 段。 (b) 見文件第 6.33 及 6.36 段。 申述人的建議 (1) 見文件第 6.33 及 6.36 段。 (2) 見文件第 6.24 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	申述人的建議 (1) 把劃為「住宅(丁類)」地帶及「鄉村式發展」地帶的地方改劃為「自然保育區」地帶。 (2) 長遠而言，把蒲台指定為「具特殊科學價值地點」。	
R13	申述的理據 (a) 草圖未能充份保護該區的生物多樣性。 (b) 蒲台的成齡樹及樹林為候鳥提供覓食及棲息地。 (c) 蒲台有自然生長的盧氏小樹蛙，這種樹蛙乃香港特有，是全球瀕危物種。 (d) 在「住宅(丁類)」地帶內，進行涉及屋宇的重建及現有屋宇的加建／改動／修改的發展均無須進行生態影響評估，結果，樹木可能被人砍伐／修剪，導致林地環境變差，對候鳥造成負面影響。	申述的理據 (a) 見文件第 6.17 及 6.18 段。 (b) 備悉。 (c) 備悉。 (d) 見文件第 6.28 及 6.33 段。 (e) 見文件第 6.34 段。 (f) 見文件第 6.33 段。 (g) 見文件第 6.17、6.18 及 6.33

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	(e) 蒲台具重要的生態價值，卻劃設「住宅(丁類)」地帶，只要取得城規會的規劃許可，就可發展低層、低密度的住宅，此規劃意向並不恰當。 (f) 根本沒必要劃設「住宅(丁類)」地帶，因為只要向城規會申請，在「自然保育區」地帶內重建屋宇，也可能會獲批准。 (g) 擔心發展附設夜宿設施的康樂設施會帶來更多人為滋擾，並威脅蒲台作為候鳥重要的遷徙中途站的功能。 <u>申述人的建議</u> (1) 在草圖的《註釋》加入一項條文，訂明「未經城市規劃委員會許可，不得在私人及政府土地砍伐樹木」。 (2) 把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶，並以保育作為唯一的規劃意向。 (3) 刪除草圖上有關在「自然保育區」地帶發展	段。 <u>申述人的建議</u> (1) 見文件第 6.28 段。 (2) 見文件第 6.33 段。 (3) 見文件第 6.22 及 6.23 段。 (4) 見文件第 6.24 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	附設夜宿設施的康樂設施的所有條文／陳述。 (4) 把蒲台西南面的地方指定為「具特殊科學價值地點」及按照「新界西南發展策略檢討」的建議，長遠而言把蒲台群島指定為郊野公園。	
R14	<u>申述的理據</u> (a) 促請當局制訂一個周全且漸進的分區計劃大綱圖，加強管制蒲台群島的發展，以免妨礙日後把蒲台群島納入郊野公園的範圍。 (b) 反對草圖所劃設的「住宅(丁類)」地帶，認為範圍太過粗略，沒理由覆蓋大片未開發的土地。 (c) 草圖所劃設的「住宅(丁類)」地帶及「鄉村式發展」地帶侵進了蒲台重要的成齡樹林。	<u>申述的理據</u> (a) 見文件第 6.17、6.18、6.28、6.33 及 6.36 段。 (b) 見文件第 6.33 段。 (c) 見文件第 6.33 及 6.36 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	申述人的建議 (1) 調整「住宅(丁類)」地帶及「鄉村式發展」地帶的範圍，剔出成齡樹林及重要的生態生境。 (2) 刪除草圖的「農業」地帶及「綠化地帶」第一欄及第二欄中的「靈灰安置所」、「屋宇」及「小型屋宇」用途。 (3) 把蒲台群島指定為「自然保育區」或「具特殊科學價值地點」。 (4) 把具歷史價值的鄉村及蒲台群島附近的水域劃作適當的用途地帶。	申述人的建議 (1) 見文件第 6.33 及 6.36 段。 (2) 見文件第 6.27 段。 (3) 見文件第 6.24 段。 (4) 見文件第 6.17、6.18、6.28、6.33 及 6.36 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
R15	申述的理據 (a) 反對草圖。 (b) 蒲台群島正正位於陸棲候島遷徙的路線範圍內，群島上的成齡樹林是香港候鳥一個極為重要的棲息地和食糧補給站。 (c) 「住宅(丁類)」地帶內林地的高大成齡樹是候鳥的棲息處，擔心日後一旦此地帶進行發展，可能會對林地的生態造成影響。 (d) 擔心在「自然保育區」地帶發展度假營，可能會對生態造成影響。 申述人的建議 (1) 草圖應採取保育方針，保護生境，以免日後受到不協調的發展所影響。 (2) 把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶。	申述的理據 (a) 見以下回應。 (b) 備悉。 (c) 見文件第 6.33 段。 (d) 見文件第 6.22 及 6.23 段。 申述人的建議 (1) 見文件第 6.17、6.18、6.28、6.33 及 6.36 段。 (2) 見文件第 6.33 段。 (3) 見文件第 6.22 段。 (4) 見文件第 6.28 及 6.36 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	(3) 城規會日後處理有關在「自然保育區」地帶發展「度假營」用途的申請時，應考慮此用途對生態可能造成的影響，例如樹木會被砍伐，生境會被割裂。 (4) 日後擴展鄉村，不得對「鄉村式發展」地帶內的成齡樹造成負面影響。	
R16	申述的理據 (a) 反對草圖所劃設的「住宅(丁類)」地帶，認為把生態最易受到影響的地方劃入此地帶，做法不對。 (b) 對草圖把「鄉村式發展」地帶的範圍進一步擴展至有茂密植被的山谷感到失望，擔心劃設此地帶對成齡樹有影響。 (c) 蒲台公認為候鳥出沒的熱點，該處高大的成齡樹是候鳥賴以覓食和棲息之所。 (d) 把具保育價值的核心地區劃作發展房屋之用，反而把邊緣地區劃作「自然保育區」地帶，做法並不合理，亦違反《生物多樣性公	申述的理據 (a) 見文件第 6.33 段。 (b) 見文件第 6.36 及 6.42 段 (c) 備悉。 (d) 見文件第 6.17、6.18、6.33 及 6.36 段。 (e) 見文件第 6.22 段 申述人的建議

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	約》。 (e) 反對《說明書》指大灣公眾碼頭附近一帶或有潛力發展設有夜宿設施的教育及康樂設施，因為該碼頭附近的地方不宜再加添任何發展。 <u>申述人的建議</u> (1) 把大灣、灣仔和大坑尾的地方劃作「禁止發展」地區，不得有發展侵進。 (2) 把「住宅(丁類)」地帶改設於蒲台其他有較少成齡樹的地方，或縮減此地帶的面積。 (3) 不要把「鄉村式發展」地帶的範圍擴展至山谷。 (4) 不要在草圖的《說明書》加入任何字句，暗示「自然保育區」地帶內准許進行不涉及凌駕性公眾利益的發展(例如康樂設施發展項目)。	(1) 見文件第 6.33 及 6.36 段。 (2) 見文件第 6.33 段。 (3) 見文件第 6.36 段。 (4) 見文件第 6.22 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
R17	申述的理據 (a) 當局應更積極主動保護蒲台群島的自然環境，並嚴格管制草圖所劃設的「鄉村式發展」地帶和「住宅(丁類)」地帶內土地的實際用途。 (b) 應保持蒲台群島的原狀，因為當地有未受干擾的自然環境，是多個本土和稀有物種的繁殖地，亦是市民可以直接接觸大自然的熱門地方。 (c) 沒有必要在蒲台群島預留土地發展住宅。 申述人的建議 (1) 刪除「鄉村式發展」地帶和「住宅(丁類)」地帶「第二欄」的所有用途，只准重建現有構築物。 (2) 把「自然保育區」地帶內的地方指定為郊野公園。	申述的理據 (a) 見文件第 6.17、6.18、6.34 及 6.41 段。 (b) 備悉。 (c) 見文件第 6.33 段。 申述人的建議 (1) 見文件第 6.34 及 6.41 段。 (2) 見文件第 6.24 段。
R18	申述的理據 (a) 大灣碼頭一帶是保育價值最高的核心地區，	申述的理據

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	在該處進行發展，有違草圖的整體規劃意向，亦沒有任何影響評估的資料作為支持理據，更與二零一四年十二月規劃報告所述的政府部門和公眾意見以及香港觀鳥會在二零一二年提出劃設「具特殊科學價值地點」的建議中所述的證據異常矛盾。 (b) 把具保育價值的核心地區劃作發展房屋之用，反而把邊緣地區劃作「自然保育區」地帶，做法並不合理，亦違反《生物多樣性公約》。 (c) 草圖沒有提出特定或額外的措施保護候鳥所依存的林地，特別是私人土地上的林地。 (d) 發揮大灣碼頭附近的「自然保育區」地帶在發展教育及康樂設施方面的潛力這個意向，與此地帶的主要規劃意向(即施加嚴格的規劃管制)背道而馳。 (e) 沒有證據顯示有住屋需要，因而要在大灣碼頭／新界豁免管制屋宇用地附近發展住宅，反而有其他有意發展房地產者提出房屋需	(a) 見文件第 6.33 及 6.36 段。 (b) 見文件第 6.33 及 6.36 段。 (c) 見文件第 6. 28 段。 (d) 見文件第 6.22 段 (e) 見文件第 6. 33 及 6.37 段。 <u>申述人的建議</u> (1) 見文件第 6.36 段。 (2) 見文件第 6.24 及 6.33 段。 (3) 見文件第 6.41 及 6.42 段。 (4) 見文件第 6.33 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	求，欲進行投機。 申述人的建議 (1) 調整「鄉村式發展」地帶的範圍。 (2) 把大灣碼頭一帶的地方改劃為「具特殊科學價值地點」地帶，或至少把這些地方劃入周邊的「自然保育區」地帶。 (3) 為保護「鄉村式發展」地帶內獨特的海岸植物和樹木，應加入規劃條件，規定未經城規會批准，不得影響任何植被。 (4) 把劃為「住宅(丁類)」地帶的地區改劃為「自然保育區」地帶；或者，如證實現有用途所在的處所有真實的住屋需畏，則只把所涉的個別屋地保留作「住宅(丁類)」地帶。	
R19 至 R756	申述的理據 (a) 反對草圖。 (b) 蒲台群島是候鳥的重要食糧補給站及多種瀕	申述的理據 (a) 見以下回應。

申述編號 **(TPB/R/S/I-PTI/1-)**[1]	申述的摘要	回應
	危物種的棲息／繁殖地，加上保育價值高，還有奇偉的地貌和獨一無二的文化遺產，因而享負盛名。 (c) 擔心在「住宅(丁類)」地帶發展房屋可能會有負面影響**(R19 至 38、R41、R42、R44 至 R647、R649 至 R707、R709 至 R721 及 R727)**。 (d) 「自然保育區」地帶內可能會獲准發展附設夜宿設施的教育及康樂設施，擔心此等發展可能會有負面影響**(R19、R45、R55、R60、R62 至 R287、R289 至 R501、R503 至 R589、R591 至 R625、R648、R663 至 R706、R722 至 R724、R726 至 R729)**。 <u>申述人的建議</u> (1) 把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶，由城規會按個別情況考慮重建屋宇的申請**(R19 至 R38、R41、R42、R44 至 R647、R649 至 R707、R709 至 R721 及 R727)**。	(b) 備悉。 (c) 見文件第 6. 33 段。 (d) 見文件第 6.22 及 6.23 段 <u>申述人的建議</u> (1) 見文件第 6.33 段。 (2) 見文件第 6.41 段。 (3) 見文件第 6.22 及 6.23 段。 (4) 見文件第 6.24 段。 (5) 見文件第 6.24 段。

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	(2) 「鄉村式發展」地帶內的小型屋宇發展應由城規會按個別情況考慮，這樣才能保護「鄉村式發展」地帶北面的成齡樹(只有 **R19、R39、R40、R52、R54、R55、R57 至 R244、R246 至 R342、R344 至 R558、R560 至 R623、R625 至 R637、R639 至 R645、R648、R649、R677、R700 及 R727 至 R737**)。 (3) 除非把蒲台／蒲台群島指定為郊野公園，否則不應支持發展任何康樂設施(**R19、R45、R55、R60、R62 至 R287、R289 至 R501、R503 至 R589、R591 至 R625、R648、R663 至 R706、R722 至 R724、R726 至 R729、R751、R755 及 R756**)。 (4) 把蒲台／蒲台群島指定為「具特殊科學價值地點」，最終把之指定為郊野公園(**R19、R40、R43、R45、R55、R59、R61、R62、R71 至 R74、R77、R80 至 R317、R319 至 R352、R354 至 R621、R623 至 R676、R678 至 R686、R695 至 R720、R725、R727、R729 至 R734 及 R738 至**	

申述編號 (TPB/R/S/I-PTI/1-)[1]	申述的摘要	回應
	R750 及 R752 至 R756)。	
R757 至 R789	申述的理據 (a) 反對草圖預留土地作住宅用途，因為發展房屋只惠及少數人，卻會破壞野生生物及公眾所享有的自然環境。 (b) 蒲台群島具重要的保育／生態價值(**R757 及 R758**)。 申述人的建議 (1) 把蒲台／蒲台群島指定為郊野公園或「具特殊科學價值地點」(**R759 至 R764**)。 (2) 把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶(**R765 至 R767**)。 (3) 放棄任何會增加蒲台群島人口及對之造成負面影響的計劃(**只有 R758**)。	申述的理據 (a) 見文件第 6.33 及 6.36 段。 (b) 備悉。 申述人的建議 (1) 見文件第 6.24 段。 (2) 見文件第 6.33 段。 (3) 見文件第 6.33 及 6.36 段。
R790 至 R808	申述的理據 (a) 反對草圖規劃的任何會破壞蒲台群島生態／	申述的理據 (a) 見文件第 6.17、6.18、6.22、

申述編號 **(TPB/R/S/I-PTI/1-)**[1]	申述的摘要	回應
	自然環境的發展。 (b) 擔心草圖把現有的墓地視為「現有用途」而予以容忍，會產生不良先例，令其他將會納入發展審批地區圖的地區出現「先破壞，後建設」的情況(**只有 R808**)。 申述人的建議 (1) 把蒲台／蒲台群島指定為郊野公園(**只有 R790 至 R796**)。	6.23、6.33、6.36 及 6.42 段。 (b) 見文件第 6.29 段。 申述人的建議 (1) 見文件第 6.24 段。
R809 至 R813	申述的理據 (a) 蒲台群島以其高保育價值及／或奇偉的地貌而享負盛名。 申述人的建議 (1) 沒有。	申述的理據 (a) 備悉。

Gist of comments on representations and PlanD's responses with respect to the Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1 (the OZP)

Comment No. (TPB/R/S/I-PTI/1-)[1]	Corresponding Representation	Gist of Comment	Responses
C1	**R4, R11-12 and R14 to R17**	(a) Supports **R4, R11 to 12 and R14 to R17**'s statement that Po Toi has unique and high ecological, geological, landscape and cultural value which should be well conserved. (b) There are concerns on the potential ecological impacts of residential developments in "R(D)" and "V" zones on Po Toi as important bird habitats would be disturbed. (c) Supports **R4, R11 to 12 and R14 to R17**'s proposal to: (i) rezone the area designated as "R(D)" to "CA"; and (ii) designate as a "SSSI" and ultimately as a CP. (d) Holiday camp development within "CA" zone would cause potential adverse ecological impacts on the surrounding habitats.	(a) Please see paragraph 6.17 of the Paper. (b) Please see paragraphs 6.33 and 6.36 of the Paper. (c) (i) please see paragraph 6.33 of the Paper; and (ii) please see paragraph 6.24 of the Paper. (d) Please see paragraphs 6.22 and 6.23 of the Paper.
	R5, R6	(e) Agrees with **R5 and R6** that ecological environment on Po Toi should be protected and no provision should be made for memorial garden/ columbarium use. (f) Does not agree with **R6** proposing the expansion of "V" zone, for it would intrude into the mature woodland at the northern boundary of the current "V" zone, an important bird area on Po Toi. Its significance can be shown by the fact that Ijima's Leaf Warbler, a new bird species record in China and Hong Kong, were found in the woodland near the "V" zone.	(e) Please see paragraphs 6.17 and 6.30 of the Paper. (f) Please see paragraph 6.40 of the Paper.
	R7	(g) Opposes **R7**. (h) What attract visitors to Po Toi are its tranquil rural setting, spectacular	(g) Noted. (h) Noted.

[1] For the name of commenters, please see **Annex VI**.

Comment No. (TPB/R/S/I-PTI/1-)[1]	Corresponding Representation	Gist of Comment	Responses
		geological features, lively cultural practices during festivals, and the remote and pristine natural environment suitable for the stopping over of migratory birds. The current conservation zonings on the draft OZP would help conserve these characteristics for the ongoing enjoyment of the public and the future generation. (i) Proposes to designate Po Toi as CP in order to better conserve this ecologically sensitive area while providing some recreational facilities for visitors.	(i) Please see paragraph 6.24 of the Paper.
	R8	(j) Opposes **R8**. (k) The mature woodland immediately adjacent to the current "V" zone and Wan Tsai are bird hotspots. The population accommodated by the expanded "V" zone as proposed by **R8** would cause significant human disturbance to the surrounding ecologically sensitive habitats for migratory birds, Romer's tree frog and other wildlife. The use of septic tank soakaway system by villagers would also induce pollute the waters in the area.	(j) Noted. (k) Please see paragraphs 6.36, 6.40 and 6.42 of the Paper.
	R9, R10	(l) Objects to **R9 and R10**'s proposal of rezoning the representer's lots designated as "CA" to "Other Specified Uses" annotated "Memorial Garden with Columbarium"/"Columbarium". (m) Columbarium development is not compatible with Po Toi's tranquil rural setting, its spectacular geological features and its pristine natural environment. (n) The proposed columbarium development would increase the risk for fire and hence the loss of foraging/roosting habitats for migratory birds on Po Toi. (o) The huge amount of grave sweeper attracted by the proposed columbarium would significantly increase the human disturbance to the habitats on Po Toi. This is especially devastating as the festive periods are also when the spring/autumn migratory birds would stop over at Po Toi.	(l) Please see paragraph 6.30 of the Paper. (m) Please see paragraph 6.30 of the Paper. (n) Please see paragraph 6.30 of the Paper. (o) Please see paragraph 6.30 of the Paper. (p) Please see paragraph 6.29 of the Paper.

Comment No. (TPB/R/S/I-PTI/1-)[1]	Corresponding Representation	Gist of Comment	Responses
		(p) Alleges a suspected unauthorised development at or near the representer's lot in 2012 has resulted in extensive vegetation clearance and urges the Board to proactively deter "Destroy first, build later" in order to prevent similar habitat loss in the future.	
	Comments not related to any specific representations:	(q) Urge the Board, in considering the land uses of Po Toi, (i) to safeguard the public interest in securing the conservation and ongoing enjoyment of Po Toi's natural heritage, (ii) to comply with Government policy and legislation to protect biodiversity and (iii) to fulfil Hong Kong's international responsibility in protecting its biodiversity and migratory species under the Convention on Biological Diversity and the Bonn Convention on Migratory Species.	(q) Please see paragraph 6.17 of the Paper.
C2	**R9, R10**	(a) Objects to **R9 and R10**'s proposal of rezoning the representer's lot designated as "CA" to "Other Specified Uses" annotated "Memorial Garden with Columbarium"/"Columbarium". (b) Po Toi Islands are extremely important resting and refuelling stop for migratory birds in Hong Kong. Tree removal and vegetation clearance incidental to the proposed columbarium development will deteriorate the habitats on the islands and decrease the chance for migratory birds in completing their migration. (c) Supports the current "CA" zone at Wan Tsai to protect the integrity of habitats on Po Toi for migratory birds. (d) Any area subjected to "destroy first, build later" should not be designated any zonings that facilitate development.	(a) Please see paragraph 6.30 of the Paper. (b) Please see paragraph 6.30 of the Paper. (c) Noted. (d) Please see paragraph 6.29 of the Paper.
	R15	(e) Coastal waters off Po Toi have coral communities of high ecological value. As there is a lack of sewerage facilities on Po Toi, it is concerned that sewerage runoff from residential developments within the "R(D)" zone would threaten the coral communities. (f) Proposes to rezone the area designated as "R(D)" to "CA".	(e) Please see paragraph 6.33 of the Paper. (f) Please see paragraph 6.33 of the Paper.

Comment No. (TPB/R/S/I-PTI/1-)[1]	Corresponding Representation	Gist of Comment	Responses
C3	**R3, R4, R11 to R13, R15 to R813**	(a) Supports **R3, R4, R11 to R13, R15 to R813**'s proposal to designate Po Toi Islands as CP, prior to which strict conservation zoning should be implemented to conserve the Po Toi Islands. (b) Proposes to limit development by restricting the boundaries of "V" and "R(D)" zone to existing/ approved building lots.	(a) Please see paragraphs 6.17 and 6.24 of the Paper. (b) Please see paragraphs 6.33 and 6.36 of the Paper.
	R7, R9, R10	(c) Objects to **R7**, **R9** and **R10**. (d) Given its limited area and infrastructure, Po Toi is unable to cope with the increase of local population and economic activities without the risk of significant negative impacts on the environment.	(c) Noted. (d) Please see paragraphs 6.17, 6.22, 6.23, 6.33, and 6.36 of the Paper.
C4	**R9 and R10**	(a) Strongly objects **R9** and **R10**'s proposal to rezone the representers' lots from "CA" to "Other Specified Uses" annotated "Memorial Garden and Columbarium"/"Columbarium". (b) Proposed columbarium will require tree removal and vegetation clearance which will deteriorate the ecological habitats that seriously affect bird migration. It will also adversely impact the landscape and aesthetics of Po Toi.	(a) Please see paragraph 6.30 of the Paper. (b) Please see paragraph 6.30 of the Paper.
	Comments not related to any specific representations	(c) Of serious concern that the proposed "V" and "R(D)" would increase human disturbance to the surroundings and cause water pollution and health problem.	(c) Please see paragraphs 6.33, 6.36 and 6.42 of the Paper.
C5 to C1201	**R11 to R813**	(a) Concerns about the potential adverse impact brought by residential development permitted in the "R(D)" and "V" zone. (b) Agree with the proposal to rezone the area designated as "R(D)" to "CA"	(a) Please see paragraph 6.33, 6.34 and 6.42 of the Paper. (b) Please see paragraph 6.33 of the Paper.
	Comments not related to any specific representations	(c) Po Toi Islands are renowned as a crucial refuelling stop for migratory birds and habitat/breeding ground for various endangered species, for their high conservation value, spectacular geological features and unique cultural heritage. (d) Propose to designate Po Toi Islands as Country Park.	(c) Noted. (d) Please see paragraph 6.24 of the Paper.

Comment No. (TPB/R/S/I-PTI/1-)[1]	Corresponding Representation	Gist of Comment	Responses
C1202	**R9**	(a) Supports **R9**'s objection to the designation of lot 1158 in D.D. Po Toi as "CA" on the draft OZP.	(a) Please refer to paragraphs 6.17 and 6.18 of the Paper.
C1203	**R6**	(a) Alleges **R6** for applying double standard – opposing memorial garden/ columbarium uses while proposing to expand the designated burial ground near the Tai Wan Pier. Should burial ground be treated as 'existing use' and permitted on Po Toi under the OZP, the proposed memorial garden/ columbarium should be treated equally by rezoning the commenter's/ **R10's** lots to "Other Specified Uses" annotated "Columbarium".	(a) Please refer to paragraphs 6.25, 6.26 and 6.30 of the Paper.
	R11	(b) The proposed columbarium is entirely different from the general wall-type columbarium prevailing in Hong Kong. The 'niches' are slabs on the ground resulting in no structure and are the least visually obtrusive. The representer is also prepared to plant trees that would attract birds, and to improve basic facilities such as footpath and public convenience for visitors and hikers.	(b) Please refer to paragraphs 6.17, 6.18 and 6.30 of the Paper.
	Comments not related to any specific representations	(c) The alleged 'existing' memorial garden is entirely compatible with its surroundings which is scattered with graves and bone urns, and will help address an urgent need for the people of Hong Kong. (d) Representations from others should provide their reasoning and facts to support their sayings, and carry substance to be considered by the Town Planning Board (the Board).	(c) Please refer to paragraph 6.30 of the Paper. (d) Noted.
C1204 to C1319	**R9**	(a) Support **R9**'s objection to the designation of lot 1158 in D.D. Po Toi as "CA" on the draft OZP, and its proposal to rezone the subject site from "CA" to "Other Specified Uses" annotated "Memorial Garden with Columbarium". (b) Believes the proposed memorial garden and columbarium development would help create job opportunities, improve infrastructural and supporting facilities particularly electricity and water supply, and improve transport linkages of Po Toi, all of which addresses the difficulties faced by local villagers for years.	(a) Please refer to paragraph 6.30 of the Paper. (b) Please refer to paragraph 6.30 of the Paper. (c) Please refer to paragraph 6.30 of the Paper. (d) Please refer to paragraph 6.30 of the Paper.

Comment No. (TPB/R/S/I-PTI/1-)[1]	Corresponding Representation	Gist of Comment	Responses
		(c) In the form of a garden and with lots of greenery, the proposed memorial garden is compatible with the surrounding natural environment. It is a suitable development to improve the livelihood of local villagers whilst protecting the natural environment of Po Toi. The Butterfly garden can attract tourists and hikers, and would help build a new image for Po Toi and hence increase its profile. (d) Being remote and with sparse population in the surrounding, the proposed memorial garden/columbarium would help address the difficulties for searching sites for columbarium development in urban areas. The proposed memorial garden/columbarium development would help address the shortages of columbria in Hong Kong.	
C1320	**R9 and R10**	(a) Opposes **R9 and R10's** proposal to rezone the subject site from "CA" to "Other Specified Uses" annotated "Memorial Garden with Columbarium", for their claim that the proposed memorial garden is an 'existing use' does not tally with the fact.	(a) Please see paragraph 6.30 of the Paper.
	Comments not related to any specific representations	(b) Object to the designation of "R(D)" zone at Wan Tsai. (c) Propose to rezone the area designated as "R(D)" to "CA". (d) Propose to designate Po Toi as Country Park.	(b) Please see paragraph 6.33 of the Paper. (c) Please see paragraph 6.33 of the Paper. (d) Please see paragraph 6.24 of the Paper.
C1321 to C1461	**R9 and R10**	(a) Strongly opposes **R9 and R10's** proposal to rezone the subject site from "CA" to "Other Specified Uses" annotated "Memorial Garden with Columbarium", for it will destroy the natural and tranquil environment of Po Toi.	(a) Please see paragraph 6.30 of the Paper.
C1462	**Comments not related to any specific representations**	(a) Propose to designate Po Toi as Country Park, as well as improve the infrastructure (electricity and water supply) and provide supporting facilities (public toilets).	(a) Please see paragraphs 6.24 and 6.43 of the Paper.

《蒲台群島分區計劃大綱草圖編號 S/I-PTI/1》(下稱「草圖」)
對申述的意見的摘要及規劃署的回應

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
C1	**R4、R11 至 12 及 R14 至 R17**	(a) 支持 **R4、R11 至 12 及 R14 至 R17** 所作的陳述，認為蒲台具有獨特及高度的生態、地質、景觀及文化價值，應好好保存。 (b) 在蒲台的「住宅(丁類)」地帶及「鄉村式發展」地帶發展住宅，對生態可能會有影響，因其會令雀鳥的重要棲息地受到干擾。 (c) 支持 **R4、R11 至 12 及 R14 至 R17** 所提出的建議，包括(i)把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶；以及(ii)把蒲台群島指定為「具特殊科學價值地點」，最終指定為郊野公園。 (d) 在「自然保育區」地帶發展度假營，	(a) 見文件第 6.17 段。 (b) 見文件第 6.33 及 6.36 段。 (c) (i)見文件第 6.33 段；及 (ii) 見文件第 6.24 段。 (d) 見文件第 6.22 及 6.23 段。

[1] 提意見人的名稱見**附件 VI**。

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
		對附近生境的生態可能會有不良影響。	
	R5、R6	(e) 同意 **R5** 及 **R6** 的意見，認為應保護蒲台的生態環境，不應讓該區闢作紀念花園／靈灰安置所用途。 (f) 不同意 R6 所提出有關擴大「鄉村式發展」地帶的建議，因為此地帶擴大後，範圍會侵進現時此地帶北面邊界的成齡樹林。該樹林是蒲台一個重要的雀鳥棲息地，「鄉村式發展」地帶附近的林地就曾發現飯島柳鶯(在中國及香港錄得的新雀鳥品種)，由此可見該成齡樹林的重要性。	(e) 見文件第 6.17 及 6.30 段。 (f) 見文件第 6.40 段。
	R7	(g) 反對 **R7**。 (h) 蒲台吸引遊人之處，是其寧靜的鄉郊環境、奇偉的地貌、有趣的節慶文化習俗，以及適合作候鳥遷徙中途站的幽僻原始自然環境。草圖現時所劃設的保育地帶有助保存這些特色，讓廣	(g) 備悉。 (h) 備悉。 (i) 見文件第 6.24 段。

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
		大市民及未來的世代共享。 (i) 建議把蒲台指定為郊野公園，這樣既可更妥善保育這片生態易受影響的地方，亦可為遊人提供一些康樂設施。	
	R8	(j) 反對 **R8**。 (k) 在現時的「鄉村式發展」地帶及灣仔毗鄰的成齡樹林是雀鳥出沒的熱點，如按 R8 的建議擴大「鄉村式發展」地帶，地帶內的人口會對附近一帶供候鳥、盧氏小樹蛙和其他野生生物棲息的生態易受影響生境造成很大干擾。村民使用滲水井系統排污，亦會污染區內的水體。	(j) 備悉。 (k) 見文件第 6.36、6.40 及 6.42 段。
	R9、R10	(l) 反對 **R9** 及 **R10** 有關把申述人的地段由「自然保育區」地帶改劃為「其他指定用途」註明「紀念花園連靈灰安置所」／「靈灰安置所」地帶的建議。	(l) 見文件第 6.30 段。 (m) 見文件第 6.30 段。 (n) 見文件第 6.30 段。

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
		(m) 靈灰安置所與蒲台寧靜的鄉郊環境、奇偉的地貌和原始的自然環境並不相協調。 (n) 發展擬議的靈灰安置所，會增加發生火警的機會，使蒲台的候鳥失去覓食／棲息之所。 (o) 擬建的靈灰安置所會有大批人前來拜祭，使蒲台生境受到的人為干擾大增，尤其在節日期間，正值春／秋季候鳥遷徙途中在蒲台停留，造成的破壞會更大。 (p) 聲稱二零一二年申述人的地段或該地段附近曾有懷疑違例的發展，大片植被被清除，故促請城規會積極主動杜絕「先破壞，後建設」的行為，防止日後再有此種使生境流失的情況。	(o) 見文件第 6.30 段。 (p) 見文件第 6.29 段。
	不關乎個別申述的意見：	(q) 促請城規會在考慮蒲台的土地用途時應(i)保障公眾利益，保護蒲台的自然遺產，確保公眾可繼續享有該處的	(q) 見文件第 6.17 段。

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
		自然環境；(ii)遵照政府的政策和法例保護生物多樣性；以及(iii)履行《生物多樣性公約》及訂於波恩的《保護野生動物遷徙物種公約》下香港須承擔的國際責任，保護生物多樣性及遷徙物種。	
C2	**R9、R10**	(a) 反對 **R9 及 R10** 有關把申述人的地段由「自然保育區」地帶改劃為「其他指定用途」註明「紀念花園連靈灰安置所」／「靈灰安置所」地帶的建議。 (b) 蒲台群島是本港候鳥一個極為重要的棲息地和食糧補給站，若按建議發展靈灰安置所而把樹木和植被清除，會破壞群島的生境，使候鳥難以完成遷徙旅程。 (c) 支持現時在灣仔所劃設的「自然保育區」地帶，認為可使蒲台的生境保持完整，作為候鳥的棲息地。	(a) 見文件第 6.30 段。 (b) 見文件第 6.30 段。 (c) 備悉。 (d) 見文件第 6.29 段。

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
		(d) 任何涉及「先破壞，後建設」活動的地方都不應劃為可進行發展的用途地帶。	
	R15	(e) 蒲台對開的沿岸水域有生態價值高的珊瑚群落。由於蒲台欠缺排污設施，故擔心來自「住宅(丁類)」地帶住宅發展項目的污水徑流會對這些珊瑚群落構成威脅。 (f) 建議把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶。	(e) 見文件第 6.33 段。 (f) 見文件第 6.33 段。
C3	**R3、R4、R11 至 R13、R15 至 R813**	(a) 支持 **R3、R4、R11 至 R13、R15 至 R813** 的建議，將蒲台群島指定為郊野公園，而在此之前，須先劃設有嚴格規限的保育地帶，保育蒲台群島。 (b) 建議把「鄉村式發展」地帶及「住宅(丁類)」地帶的範圍局限在現有／已批准建屋的屋地，藉此規限發展。	(a) 見文件第 6.17 及 6.24 段。 (b) 見文件第 6.33 及 6.36 段。

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
	R7、R9、R10	(c) 反對 **R7**、**R9** 及 **R10**。 (d) 蒲台的土地及基礎設施有限，若區內人口及經濟活動增加，將無法應付，環境很可能受到很大的負面影響。	(c) 備悉。 (d) 見文件第 6.17、6.22、6.23、6.33 及 6.36 段。
C4	**R9 及 R10**	(a) 強烈反對 **R9** 及 **R10** 有關把申述人的地段由「自然保育區」地帶改劃為「其他指定用途」註明「紀念花園連靈灰安置所」／「靈灰安置所」地帶的建議。 (b) 進行擬議的靈灰安置發展，必須移除樹木及清除植被，這樣會破壞生態環境，嚴重影響候鳥的遷徙，而且對蒲台的景觀和美感亦有負面影響。	(a) 見文件第 6.30 段。 (b) 見文件第 6.30 段。
	不關乎個別申述的意見	(c) 非常擔心劃設擬議的「鄉村式發展」及「住宅(丁類)」地帶會令周邊地區所受到的人為滋擾增加，並造成水質污染和健康問題。	(c) 見文件第 6.33、6.36 及 6.42 段。

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
C5 至 C1201	**R11 至 R813**	(a) 擔心「住宅(丁類)」地帶及「鄉村式發展」地帶內准許進行的住宅發展可能會帶來負面影響。 (b) 同意把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶的建議。	(a) 見文件第 6.33、6.34 及 6.42 段。 (b) 見文件第 6.33 段。
	不關乎個別申述的意見	(c) 蒲台群島是候鳥的重要食糧補給站及多種瀕危物種的棲息／繁殖地，加上保育價值高，還有奇偉的地貌及獨一無二的文化遺產，因而享負盛名。 (d) 建議把蒲台群島指定為郊野公園。	(c) 備悉。 (d) 見文件第 6.24 段。
C1202	**R9**	(a) 支持 **R9** 有關反對草圖把蒲台群島約地段第 1158 號劃為「自然保育區」地帶的意見。	(a) 見文件第 6.17 及 6.18 段。
C1203	**R6**	(a) 指 **R6** 持雙重標準—雖反對發展紀念花園／靈灰安置所用途，卻又建議擴大大灣碼頭附近的指定墓地。若草圖把墓地視作「現有用途」而准許之，	(a) 見文件第 6.25、6.26 及 6.30 段。

意見編號 (TPB/R/S/I-PTI/1-)[1]	相關的申述	意見的摘要	回應
		則對擬議的紀念花園／靈灰安置所用途亦應一視同仁，所以應把提意見人／R10 的地段改劃為「其他指定用途」註明「靈灰安置所」地帶。	
	R11	(b) 擬議的靈灰安置所與香港靈灰安置所普遍採用的壁龕牆設計截然不同，地台板就是「靈灰龕位」，不會豎建任何構築物，設計最不礙眼；而且申述人準備種植吸引雀鳥的樹木，以及改善行人徑及公廁等基本設施，供訪客及遠足人士使用。	(b) 見文件第 6.17、6.18 及 6.30 段。
	不關乎個別申述的意見	(c) 聲稱為「現有」的紀念花園與其四周散布着墳墓和骨灰甕的環境協調，而且有助紓解香港人這方面的迫切需求。 (d) 其他作出申述的人應陳明理據，以事實支持其論點，並言之有物，讓城市規劃委員會(下稱「城規會」)考慮。	(c) 見文件第 6.30 段。 (d) 備悉。

C1204 至 C1319	**R9**	(a) 支持 **R9** 有關反對草圖把蒲台群島約地段第 1158 號劃為「自然保育區」地帶的意見，亦支持 **R9** 有關把該處由「自然保育區」地帶改劃為「其他指定用途」註明「紀念花園連靈灰安置所」地帶的建議。 (b) 相信擬議的紀念花園及靈灰安置所發展項目有助製造就業機會、改善基建和配套設施(特別是供電和供水設施)，以及改善蒲台的交通連接，令當地村民多年來所面對的困難得到解決。 (c) 擬議的紀念花園會建造成花園那樣，有大量綠化植物，與四周的自然環境協調。這是合適的發展，既可改善當地村民的生活，又可保護蒲台的自然環境。蝴蝶園可吸引遊客和遠足人士，有助蒲台建立新形象，增加其亮點。 (d) 蒲台位置偏遠，周邊人口稀少，擬議的紀念花園／靈灰安置所有助解決在市區找不到靈灰安置所發展用地的困	(a) 見文件第 6.30 段。 (b) 見文件第 6.30 段。 (c) 見文件第 6.30 段。 (d) 見文件第 6.30 段。

		難，以及香港靈灰安置所短缺的問題。	
C1320	**R9 及 R10**	(a) 反對 **R9 及 R10** 有關把所指地點由「自然保育區」地帶改劃為「其他指定用途」註明「紀念花園連靈灰安置所」地帶的建議，因為他們指擬議的紀念花園是「現有用途」這一說法與事實不符。	(a) 見文件第 6.30 段。
	不關乎任何個別申述的意見	(a) 反對在灣仔劃設「住宅(丁類)」地帶。 (b) 建議把劃為「住宅(丁類)」地帶的地方改劃為「自然保育區」地帶。 (c) 建議把蒲台指定為郊野公園。	(a) 見文件第 6.33 段。 (b) 見文件第 6.33 段。 (c) 見文件第 6.24 段。
C1321 至 C1461	**R9 及 R10**	(a) 強烈反對 **R9 及 R10** 有關把所指地點由「自然保育區」地帶改劃為「其他指定用途」註明「紀念花園連靈灰安置所」地帶的建議，因為這樣會破壞蒲台自然而寧靜的環境。	(a) 見文件第 6.30 段。

C1462	**不關乎任何個別申述的意見**	(a) 建議把蒲台指定為郊野公園，並改善基礎設施(供電和供水設施)及提供配套設施(公廁)。	(a) 見文件第 6.24 及 6.43 段。

List of Representers in respect of
Draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1

Rep. No. (TPB/R/S/I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/I-PTI/1-)	Name of 'Representer'
R1	Kong Choi Ping	**R2**	Kong Kai Ming	**R3**	郭天暉	**R4**	香港地貌岩石保育協會 Association for Geoconservation, Hong Kong
R5	羅成	**R6**	蒲台島村公所工作關注組	**R7**	余麗芬（離島區議員） Yu Lai Fan (Islands District Council Member)	**R8**	Chau Kwok Ming
R9	Great Peace Investment Ltd.	**R10**	Splendid Resources lnc. & Sky Pacific Ltd.	**R11**	長春社 The Conservancy Association	**R12**	香港野生雀鳥保育關注組 Hong Kong Wild Bird Conservation Concern Group
R13	香港觀鳥會 Hong Kong Bird Watching Society	**R14**	Designing Hong Kong	**R15**	世界自然基金會 – 香港分會 World Wide Fund – Hong Kong	**R16**	嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation
R17	環保觸覺 The Green Sense	**R18**	Ruy Barretto	**R19**	Lo Kin Chi	**R20**	Lau Kin Kwan
R21	Oscar Mok	**R22**	綾裏石	**R23**	Leo Poon	**R24**	Wong Yiu Nam
R25	Nora Cheng	**R26**	Lau Chi Chung	**R27**	Dick Lau	**R28**	Yuk Ting Hung
R29	吳映	**R30**	廖顏因	**R31**	Bella Yu	**R32**	So Yee Yan

Annex V

Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'
R33	Chan Ching Yan	**R34**	Chau Ngai Lung	**R35**	麥頌研	**R36**	Lau Kit Ming
R37	Annette Lee	**R38**	Leung Ka Lai	**R39**	Liu Hiu Lam	**R40**	Fung Po Yee
R41	Chan Hoi Tung	**R42**	Leung Chung Ho	**R43**	Poon Kan Hoi	**R44**	Arctica Chow
R45	Ashley Pang	**R46**	Patt Yuen	**R47**	Chau Fung Rai Edith	**R48**	Fung Chi Chung
R49	John Holmes	**R50**	Yuen Wing Ka	**R51**	Lo Wai Shing	**R52**	Sasa
R53	Fung Hing Yuet	**R54**	Yeung Pui Lam	**R55**	Dorothy Tam	**R56**	Lee Ka Yi
R57	Alex Lau	**R58**	Kiki Wong	**R59**	Wong Ho Kwong	**R60**	Sham Hong Yuen
R61	楊美琪	**R62**	周焯鋒	**R63**	Lau Choi Yan	**R64**	Chan Chung Yu Mark
R65	Calvin Siu	**R66**	Gokarna Dhakal	**R67**	Lee Lok Yiu	**R68**	Lo Pui Lam
R69	Choi Kwo Leung	**R70**	Tse Yin Kwan	**R71**	Mak Sui Shing Adolf	**R72**	Ambrose Poon
R73	Anis Wong	**R74**	Mimi Ho	**R75**	陳均蓉	**R76**	Jacqueline Kwok
R77	Hong Lai	**R78**	Vicky	**R79**	NY Lai	**R80**	Wong Gar Yin
R81	趙詠恩	**R82**	何寶雯	**R83**	潘贊生	**R84**	Winnie Ching
R85	Zoi Chen	**R86**	Yeung Yuk Fung	**R87**	Hau Ka Yan	**R88**	Ng Shiu Wah
R89	Janie Share	**R90**	Fong Sinn Hang	**R91**	Chan Ka Wing	**R92**	Alvin Lee
R93	Jake Hung	**R94**	Lee Yun Cui	**R95**	Wong Lee Yan	**R96**	Siu Yee Shun
R97	Donald Ng	**R98**	Elaine Kwok	**R99**	Calvin Tai	**R100**	Cheung Chung Man
R101	Chi Wai Chow	**R102**	Jimmy Liu	**R103**	Lee Dick Man	**R104**	Nicole Wong
R105	Johnnu Chan	**R106**	Tsui Ching Ching	**R107**	Carol Leung	**R108**	Kelly Shum
R109	Alison Liu	**R110**	Chan Hong	**R111**	Stella Lee	**R112**	Ng Ho Nam
R113	Tse Tak Yan	**R114**	Jhosa Ria Banca Stewart	**R115**	Tsang Po Ying	**R116**	Pau Wai Ki
R117	Ho Yee Lin	**R118**	Yoda	**R119**	Patricia	**R120**	Lisa Macdonald
R121	Xoni Ma	**R122**	Joyce	**R123**	Leung Hiu Lok	**R124**	John Clough
R125	Yuen Kwok Kan	**R126**	Michael Quinn	**R127**	Josephine Koo	**R128**	Kwan Tze Hoi
R129	Merrin Pearse	**R130**	Ho Mei Yan	**R131**	Kathy Lai	**R132**	Stetsuna Leung
R133	Maureen Mueller	**R134**	Lydia Au Yeung	**R135**	Li Kin Yeung	**R136**	Helen Luk

Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'
R137	Leung Tak Ming	**R138**	Hon Tak Ming	**R139**	Martin Williams	**R140**	Jeff Lau
R141	Wong Ming Wai	**R142**	Hanah Paik	**R143**	Raymond Poon	**R144**	Fung Wing Yi
R145	Jocelyn Ho	**R146**	Mak Man Chung	**R147**	Lam Chun Yin	**R148**	Dr John Wedderburn
R149	Stephen Matthews	**R150**	Chan Chung Ming	**R151**	Mong Kar Keung	**R152**	Louis Lee
R153	Hong Chuen Ho	**R154**	Cheung Mei Ki	**R155**	Au Yang Wai Ching	**R156**	Wong Chui Yan
R157	Isaac	**R158**	Lee Ka Man	**R159**	Yu Wing Yiu	**R160**	Cheung Ching Yan Yoly
R161	Cynthia Ng	**R162**	Cindy Tse Chau Yuen	**R163**	Lo Wing Sz	**R164**	Wong Ka Yi
R165	Andrew Clough	**R166**	Tsang Tsz Cheong	**R167**	Ting Hiu Hang	**R168**	Annie Ho
R169	Jane Dudok Van Heel	**R170**	Peter Clough	**R171**	T Dono	**R172**	Tsui Lam
R173	Karen Jane Robertson	**R174**	Michelle Clough	**R175**	Neal Clough	**R176**	Karen Pui
R177	Ruby Au Yeung	**R178**	Kwok Chi Keung	**R179**	Alan Chang	**R180**	Jp Lyons
R181	Leo Leung	**R182**	Yip	**R183**	Hidy Tsang	**R184**	Suki Wong
R185	Mak Po Ching	**R186**	Julia Ip	**R187**	Leigh Thomas	**R188**	Timothy Chan
R189	Yip Kwok Man	**R190**	Vincent Wong	**R191**	Julian Luk	**R192**	Cecilia Kwan
R193	Leah Clough	**R194**	Cheung Tak Ming	**R195**	Dylan Thomas	**R196**	Winnie Ching
R197	Chau SY	**R198**	Thong Phui Ying	**R199**	Nancy Kan	**R200**	Chris Campion
R201	Eric Barnes	**R202**	CY Tsang	**R203**	Ho Ching Yi	**R204**	張永基
R205	Poon Ching Ying	**R206**	Ken Lai	**R207**	Agnes	**R208**	胡小姐
R209	Chan Kai Pong	**R210**	Kwong Siu Lun	**R211**	Esther Kwok	**R212**	Chan Mo Sze
R213	Chan Tyler	**R214**	W. K. Chu	**R215**	Billy Wong	**R216**	Li Mei Wa
R217	Sarah Lee	**R218**	Ralph Wong	**R219**	Peter, Lee Poin Wong	**R220**	麥皓棠
R221	Lamela	**R222**	Andy	**R223**	吳潔明	**R224**	Kingston Tang
R225	Lam Siu Chi	**R226**	Jennifer Ho	**R227**	Chan Chi Pui	**R228**	伍淑嫻
R229	Cheung Man Fai	**R230**	Jason Prohaska	**R231**	羅啟義	**R232**	Lee Ching Yi
R233	Cheuk Wai Ling	**R234**	馮樂弘	**R235**	Lily Lam	**R236**	Mak Ka Bun
R237	Lo Kin Man Ken	**R238**	Hubert	**R239**	Ng Lai Han	**R240**	Leung Yu Yan

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R241	Liam Cheung	**R242**	Klaus Lee	**R243**	Siu Chi Ying	**R244**	W ong Chi Yin
R245	Joyce W.	**R246**	Lawrence To	**R247**	江國強	**R248**	Sandra Lau
R249	Cecilia Wong	**R250**	Sin Cheung	**R251**	吳雅姍	**R252**	Mr Wong
R253	Cheong U Tan	**R254**	彭均豪	**R255**	Chan Chi Wing	**R256**	Ting CM
R257	Kan Ka Ying	**R258**	Anna Wong	**R259**	Pang Yin Cheung	**R260**	Hon Kai
R261	李志雄	**R262**	KT Cheng	**R263**	Cheng Yu Jun	**R264**	Chan George
R265	Terry Tam	**R266**	Chan Mei Tin	**R267**	Chan Ho Ting	**R268**	黃達善
R269	Cheng Po Po	**R270**	Wong Nga Chi	**R271**	Cheng Sau Mei	**R272**	Vanessa Mak
R273	Lee man Hung	**R274**	Lau Kei Chiu	**R275**	Michelle Lai	**R276**	Chan Hoi Yan
R277	Eko	**R278**	Grace	**R279**	Winnie Wong	**R280**	Cheng Long Yee
R281	CK Leung	**R282**	陳永通	**R283**	Au Yeung Kai Yin	**R284**	Leung Wai Kuen
R285	Chau SY	**R286**	Kah See Min	**R287**	Amy Kong	**R288**	Anna Mak
R289	Thomas Shum	**R290**	H Yeung	**R291**	楊莉琪	**R292**	Chan Shuk Kwan Rita
R293	Ngai Shun Fun	**R294**	Cheryl Lau	**R295**	Jackie Tam	**R296**	Mak Yi Ling
R297	Jason Tam	**R298**	Betty Mak	**R299**	Yuen Chi Yan	**R300**	Cheung Yee Wa
R301	Chow Kwok Pun	**R302**	Geri Lai	**R303**	Har Siu Ping	**R304**	Wong Man Wa
R305	To Tsui Shan	**R306**	Lo Heung Wah	**R307**	Beary Pang	**R308**	Ben Hung Hing Shui
R309	Lam Man Lok	**R310**	李東陽	**R311**	梁欣甜	**R312**	馬家寶
R313	Yu Yeung	**R314**	Chan Ning Yi	**R315**	Kit Tsui	**R316**	Ng Anny
R317	Yuen Kin Yuk	**R318**	Sing Pun	**R319**	Ip Yau San	**R320**	Tim Wong
R321	Yung Pui Ki	**R322**	Lai Oi Lam	**R323**	李揚	**R324**	Cheung Hoi Tan
R325	劉凱文	**R326**	Kwan CK	**R327**	Christine Law	**R328**	Chan Kam Yuen Johnny
R329	Ng Ka Man Carman	**R330**	Mo Pui Ying	**R331**	Yu Hoi Ning Heide	**R332**	鄭潔文
R333	盧穎聰	**R334**	Maria Lai	**R335**	林詠雪	**R336**	Elgin Ng
R337	Jaw Yau Shing	**R338**	Celia Fung	**R339**	Li Shum Man Doris	**R340**	趙崇曦

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R341	Ling Tsang	**R342**	Louis Li	**R343**	Evon Chun	**R344**	Wong Winnie
R345	Ma Ka Wai	**R346**	Wong Tsz Man Shmolech	**R347**	Lam Ngai	**R348**	Yeung Chiu Yin Vincent
R349	Wong Wong Yung	**R350**	楊家羨	**R351**	YW Chung	**R352**	Cathy Lau
R353	劉思穎	**R354**	Kelly Ip	**R355**	Godfrey Cheung	**R356**	Hanison Lau
R357	SY Chow	**R358**	Kwok Yin Wai	**R359**	葉民浩	**R360**	Derrick Fung
R361	何沛珊	**R362**	Lau Po Ngan	**R363**	Charles Nip	**R364**	Kevin Cheung
R365	Cat Lai	**R366**	Chung Him Yau	**R367**	Anson C	**R368**	韋凱凝
R369	張敬遊	**R370**	Thomas Chiang	**R371**	梁翠屏	**R372**	林偉恩
R373	施宏	**R374**	鍾愛玲	**R375**	Tse Man Kit	**R376**	Lo Wai Yee
R377	Lam Ka Wai	**R378**	K. H. Chui	**R379**	Jessica Tsang	**R380**	Choco Wong
R381	Kelvin Chiu	**R382**	Chow Pang	**R383**	Chiu Shuk Wah	**R384**	姚嘉惠
R385	Athina	**R386**	Tuesday Li	**R387**	Tsui Yik Ho	**R388**	陳茵茵
R389	Cheung Man Cheong	**R390**	Wong Chung Yin	**R391**	Mandy Lai	**R392**	Flora Chow
R393	Tin Chui Wa	**R394**	Hui Hei Yin	**R395**	Hoi Man Cheung	**R396**	王蕙瀅
R397	Windy Ng	**R398**	Wat Siu Han	**R399**	Lee Tin Wai	**R400**	Cheung Chun Hei
R401	Kwok Ka chai	**R402**	鄭芷英	**R403**	Leung Sze Ling	**R404**	Cheung Wing Tung
R405	Wong Hiu Hei	**R406**	Cheung Shuk Mei	**R407**	Lai Po Wah	**R408**	Wai Fong
R409	Kwok Ping Wing	**R410**	Ho Yuen Ching	**R411**	梁賀然	**R412**	彭麗斯
R413	Lam Hiu Chi	**R414**	Mak Tim Yan	**R415**	何沛彥	**R416**	Tsang Wai Nga
R417	Kathy Cheung	**R418**	尹嘉敏	**R419**	Ng Chui Wah	**R420**	Fok Tat Wa
R421	C. K. Wong	**R422**	Tracy Lee	**R423**	Chan King Yiu	**R424**	Law Yuen Yi
R425	Daniel Fu	**R426**	Fan Man Ho	**R427**	潘家儀	**R428**	Mak Mei Yan
R429	陳君悅	**R430**	Iris Chiu	**R431**	Cheng Hoi Lam	**R432**	Chan Wing Yee
R433	Mak Yuk Ming	**R434**	李運嬌	**R435**	Sanny Wong	**R436**	沒有提供姓名

Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'
							Name not provided
R437	陳紫雪	**R438**	李子聰	**R439**	Miss Tao	**R440**	Tang Mei Ling
R441	Bobo Chiu	**R442**	左治強	**R443**	Mr. Lam	**R444**	黃可為
R445	Cham Yuen Chik	**R446**	Fanny Wu	**R447**	Andy Wong	**R448**	劉映芳
R449	Chan Pui Shan	**R450**	David	**R451**	陳琚瑋	**R452**	Hoong Kit Wah
R453	Wong Kwok Fong	**R454**	Wong Kwok Fong	**R455**	Jess Chung	**R456**	Marco
R457	Law Sui Wai	**R458**	Ho Chi Fung	**R459**	Chan Bin San	**R460**	Ho Kam Wing
R461	Sung Yik Hei	**R462**	Florence Fung	**R463**	Wong Lok Ting	**R464**	K Y Chan
R465	Cheung Cheuk Yiu	**R466**	Grace Chan	**R467**	Chan Wai Yee	**R468**	Derek Poon
R469	Lee Wai Man Candy	**R470**	Wong Kin Keung	**R471**	Tsoi Sze Man	**R472**	卜莎崙
R473	Chan Yi Tung	**R474**	M Y Lau	**R475**	Sze Man Hon	**R476**	Ann Chang
R477	Ms. Ho	**R478**	Hung Suen Suen	**R479**	Chan Ka Yin	**R480**	Cheng Wing Ki
R481	Jennifer Chu	**R482**	Yeung Yuk Mui	**R483**	Lee Tak Lun	**R484**	Tsang Hok Sum
R485	Fion Cheung	**R486**	Chan Chi Fai	**R487**	Chung Candy	**R488**	Chan Wai Chung
R489	Kwong Sum Yin	**R490**	Angela Chan	**R491**	May Mok	**R492**	Denise Lau
R493	Katherine Mok	**R494**	Lily Chan	**R495**	Allen Ng	**R496**	Chung Kim Man
R497	Calvin	**R498**	Tsang Hui Tung	**R499**	Peter Wong	**R500**	Lam Man Wah
R501	Tam Yim Fong	**R502**	So Wing Kei	**R503**	Cheung Tsz Yan	**R504**	Kam Pui Ying
R505	Angela Tang	**R506**	Mok Ka Chun	**R507**	劉浩賢	**R508**	Cheung Yin Kei
R509	Lee Twiggy	**R510**	Henry Poon	**R511**	Ka Hei Ng	**R512**	Tracy Chung
R513	Gary Chow	**R514**	Hon Chiu Raymond	**R515**	張詠恩	**R516**	Samantha Cheng
R517	Wan Hung Yu	**R518**	Kenneth Tse	**R519**	Loi Wai Kit	**R520**	Lee Kai Hong
R521	Lau Mei Yee Dorid	**R522**	Vivian Choi	**R523**	Ching Ka Yan	**R524**	Kor Wing Yiu
R525	K. Kwong	**R526**	Cheng Shuk On	**R527**	C K Kwan	**R528**	趙天立
R529	Isabella Ng	**R530**	Ho Wing Kam	**R531**	Joanne Chan	**R532**	梁凱雯
R533	Leo Poon	**R534**	曾瑞卿	**R535**	張諾思	**R536**	Cheung Tsz Yan

Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'
R537	Wong Hiu Ching	**R538**	Chan Bik Yuk	**R539**	Chan Hoi Lam	**R540**	Lai Oh Man
R541	鄧偉康	**R542**	Cheng Po Ying	**R543**	Mabel Choy	**R544**	馮鑑邦
R545	Chris	**R546**	Chan Hiu Fai	**R547**	Silver Leung Yuk Ying	**R548**	Mak Chi Fung
R549	蔡文禮	**R550**	龍詠怡	**R551**	高景怡	**R552**	Yan
R553	樋口正睦	**R554**	Gary Ng	**R555**	Klaus Chung	**R556**	Yuet Tsang
R557	Yuen Chi Wai	**R558**	馮子豪	**R559**	Lui Chau Man	**R560**	Joyce Kwan
R561	Chan Tsz Lok	**R562**	陳浩榜	**R563**	Chan Hing Chung	**R564**	Sideman Wong
R565	Wong Man Ling	**R566**	Chan Pui Yinh	**R567**	Chan Ka Hong	**R568**	Alan Mak
R569	Kris	**R570**	周子浩	**R571**	Chua Shirley	**R572**	Tam Ka Ying
R573	Edwin Chan	**R574**	Roy Lo	**R575**	羅樂妍	**R576**	Fiona Ho
R577	余志勇	**R578**	何詩韻	**R579**	Ng So Shan	**R580**	Rita
R581	Cheng Hing Man	**R582**	楊曉晴	**R583**	劉兆偉	**R584**	Fung Pui Shan
R585	Ho Cheuk Nga	**R586**	Chan Chun Wai	**R587**	Cheung Hei Yin	**R588**	Jessica Cheu
R589	Li Ho Yin	**R590**	Wong Hung Fat	**R591**	Wan	**R592**	Lo Wing Sum
R593	Yee Mei	**R594**	Chan Man Fung	**R595**	Nicole Lee	**R596**	Lau Tsz Wing
R597	Dora Lee	**R598**	Vanessa Cheng	**R599**	Chui Kee Chun	**R600**	Ng Shuk Ying Anna
R601	畢珮瑩	**R602**	Malvina Tam	**R603**	Paul Dou	**R604**	Lam Hiu Man
R605	So Chak Sum	**R606**	Lee Chui Yuk	**R607**	譚仲芝	**R608**	Yuen Tang
R609	Ada Lee	**R610**	Ng Suk Leung Joie	**R611**	Mia	**R612**	陳凱宜
R613	胡丽芬	**R614**	Frankie Cheung Hon Chiu	**R615**	潘偉康	**R616**	魏梓膆
R617	Willis Fong	**R618**	Calie Tsang	**R619**	J Y K Young	**R620**	Poon Chi Hang
R621	Cheng Kit Lin	**R622**	吳君君明	**R623**	Li Ho Chuen	**R624**	Chin Pui Lam
R625	J K K Lee	**R626**	Mak	**R627**	Choi Man Chung	**R628**	Leona Lee
R629	Lee Catherine	**R630**	Chan Chun Kiu	**R631**	Chak Kwai Ying	**R632**	Laura Tang

Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'
R633	Lam Tan Ha	**R634**	T ony Tang	**R635**	Alex Liu	**R636**	Lee Chi Hang
R637	Anson Tse	**R638**	Lau Cheuk Wah	**R639**	Li Tin Wai	**R640**	Chan Kit Ying
R641	S. Lai	**R642**	Lin Kwok	**R643**	Wilson Lai	**R644**	Wu Wallen
R645	Deli	**R646**	Warren Cheng	**R647**	Lin Po Ling	**R648**	Cheung Men
R649	Phoenix So	**R650**	Fong S. L.	**R651**	黃展華	**R652**	Martin So
R653	Lo Po Shan	**R654**	Eva Fan	**R655**	Mark Mak	**R656**	Emily
R657	Puiling Wong	**R658**	葉靜儀	**R659**	冼其鋒	**R660**	Ho Wai Yan
R661	Rex	**R662**	Li Kwok Shing	**R663**	Ho Chun Yu, Eric	**R664**	Sonny Chan
R665	Tsang Hin For	**R666**	Wong Sai Fung	**R667**	Lau Chun Wai	**R668**	Rlco Lee
R669	Kwok Kam Hung	**R670**	Tony Cheng	**R671**	何志輝	**R672**	Wong Ho Wing
R673	潘艾婷	**R674**	Lam Ka Ki	**R675**	Haster Wu	**R676**	Daniel Lo
R677	Carmen Yuen	**R678**	Kwok Kin Pong	**R679**	Alice Ng	**R680**	Sesi
R681	Fong Ka Hang	**R682**	楊詠琛	**R683**	邵寶翹	**R684**	唐瑋聰
R685	Wong Kan Fong	**R686**	Joanne Au	**R687**	Chan Chin Pang	**R688**	Wu Ka Wai
R689	Ella Lee	**R690**	Wong Ki Sum	**R691**	Samantha Lam	**R692**	Cynthia Yeung
R693	Au Lok Ming	**R694**	Sit Wing Ki	**R695**	呂旻諺	**R696**	Cheung Ka Chun
R697	Tsang Wai Na	**R698**	Chris Ma	**R699**	羅詠芯	**R700**	Lee Wai Chee
R701	譚小冬	**R702**	Dorcas Teng	**R703**	Rex Leung	**R704**	Keith So
R705	Lila Wong	**R706**	Peter W Wong	**R707**	Lau Wing Hong	**R708**	Wong Yuen Ling
R709	張藹然	**R710**	Mak Hei Man	**R711**	Ho Clifton	**R712**	Chan Yim Wah
R713	Jamie Yu	**R714**	Celine Chan	**R715**	Li Man Hing	**R716**	Mak Tsun Ho
R717	Ho Chung Shun	**R718**	梁卓軒	**R719**	So Chak To	**R720**	Chan Chi Man
R721	Kimmy Cheung	**R722**	Chu Chui Yung	**R723**	Aya Chow	**R724**	Cheng Kam Yin
R725	Frankie Lau	**R726**	Cherry Wong	**R727**	Poon Shun Yin	**R728**	Mathew Cheng
R729	Ko Felix	**R730**	黃嘉雯	**R731**	Pang Long Ching	**R732**	Steve Chan
R733	Ida Lai	**R734**	Yip Cheuk Yan	**R735**	Jason Yiu	**R736**	Ting Man Yu

Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'
R737	Tse Angel	**R738**	Yuen Wai shan	**R739**	李鍾海	**R740**	Zee Christine
R741	May Lai	**R742**	張欣浩	**R743**	Ngai Fai	**R744**	Ngai Fai
R745	陳明潔	**R746**	Mui Wai Yin	**R747**	Wong Ho Hin	**R748**	Woo Man Yan Gabrielle
R749	Wong Lai Tai	**R750**	盧巧玲	**R751**	Philip Leung	**R752**	Anne Chan
R753	Kay	**R754**	W Y Chu	**R755**	Edward Leung	**R756**	Alice Szeto
R757	Chim Chi Yung	**R758**	吳紫婷	**R759**	Miss Cheng	**R760**	Peter Leung
R761	Ng Pui Yan	**R762**	Candy Lo	**R763**	沒有提供姓名 Name not provided	**R764**	李俊儒
R765	So Lok Hin	**R766**	Tommy	**R767**	G T Welch	**R768**	沒有提供姓名 Name not provided
R769	沒有提供姓名 Name not provided	**R770**	Chapman Chen	**R771**	Young Wai Lun	**R772**	Wong Tak Ming
R773	Lam Chui Kam	**R774**	Mr. Yan	**R775**	Choy Ka Yee	**R776**	Kwan Yee Ting
R777	Ricky Lee	**R778**	Cedric Chan	**R779**	C Y Lau	**R780**	Siu Wan Chi
R781	Mr. Chang	**R782**	Melody	**R783**	Chan Yan Wing	**R784**	何先生
R785	Lo Ko Wai	**R786**	Chow Wai Kwok	**R787**	Richard Lewthwaite	**R788**	沒有提供姓名 Name not provided
R789	Yip Jennifer	**R790**	沒有提供姓名 Name not provided	**R791**	Wong Ka Ho	**R792**	陳茜茜
R793	金偉豐	**R794**	陳珮明	**R795**	Kevin Laurie	**R796**	Leung, Angela
R797	Eugene Au	**R798**	沒有提供姓名 Name not provided	**R799**	沒有提供姓名 Name not provided	**R800**	Chau Ka Yi
R801	Tony Chung	**R802**	Tsui Wai Chiu	**R803**	Wincey Wong	**R804**	Chan Hiu Lung
R805	Chan Ka Wai	**R806**	So Yung Chuen	**R807**	Kai Cham Wong	**R808**	David Emmet
R809	Chan Wan Yi	**R810**	Alice Wong	**R811**	Graham Talbot	**R812**	Miss Tung

Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S /I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Representer'
R813	沒有提供姓名 Name not provided						

List of Commenters in respect of
Draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C1	香港觀鳥會 Hong Kong Bird Watching Society	**C2**	世界自然基金會香港分會 World Wide Fund for Nature Hong Kong	**C3**	創建香港 Designing Hong Kong Ltd.	**C4**	香港地貌岩石保育協會 Association for Geoconservation, Hong Kong
C5	Wong Sze Man	**C6**	Tsui Kwok Wah	**C7**	Chan Yin Tung	**C8**	Jenny Chan
C9	何嘉敏	**C10**	Cecilia Li	**C11**	Wong Pui Shan	**C12**	Alex Chan
C13	Fan Hoi Lam	**C14**	Ng Wai Man	**C15**	Wu Tsz Ching	**C16**	李碧琪
C17	Kwan Ho Kei	**C18**	Tse Tsz Tung	**C19**	Po Yan Kwok	**C20**	Tsui Chun Yin
C21	Kathy Lam	**C22**	Chan Ka Ki	**C23**	Shek Hoi Yan	**C24**	王綿聲
C25	Eva Ho	**C26**	Kelvin Kwok	**C27**	Yip Ka Leung	**C28**	Cheng Siu For
C29	Tsang Shui Hing	**C30**	Jim Wai Yan	**C31**	Ivan Chung	**C32**	岑敏中
C33	任冰心	**C34**	廖倩怡	**C35**	Clare Yuen	**C36**	Windy Yeung
C37	Fung Wing Hung	**C38**	Yip Ming Tim Timothy	**C39**	Kristychau	**C40**	Lucinda Kwong
C41	Tommy	**C42**	Alvin Wong	**C43**	Leung Wing Sheung	**C44**	Casper Leung
C45	Fish Wong	**C46**	Mr Yung	**C47**	Joyce	**C48**	Chan Kit Ting
C49	R.H	**C50**	劉穎珊	**C51**	王文麗	**C52**	Fong Lok Kwan
C53	Choi Qian Hui	**C54**	Yeung Shuk Ming	**C55**	Lee Hoi Ning	**C56**	Shiu Chung Yan
C57	Maggie	**C58**	Kitty	**C59**	黃翠山	**C60**	Leung Ka Yan
C61	Millian Hui	**C62**	蘇偉枏	**C63**	Wylie Ma	**C64**	Yuen Tik Wan
C65	Ho Ka Ming	**C66**	Eddie Yip	**C67**	Catherine Hui	**C68**	Chau Kwong Piu
C69	Lee Pak Lun	**C70**	Novia Lee	**C71**	Lau Kin Kwan	**C72**	Stella Lee

Annex VI

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C73	Ho Clifton	**C74**	Zoie Lam	**C75**	李先生	**C76**	陳容生
C77	Leung Chi Man	**C78**	Lam HC	**C79**	洪家耀	**C80**	Yin Shan Chan
C81	鍾楚浩	**C82**	Janice Ho	**C83**	Lee Ka Po	**C84**	Ada Wong
C85	Leung Chui Shan	**C86**	Bowie	**C87**	Ng Sze Lai	**C88**	Cheung Yee Ting
C89	Yuen Ming Yeung	**C90**	Tracy Chen	**C91**	Susana Kay	**C92**	Liu Wing Sze
C93	Rose Lai	**C94**	HO Sin Ying	**C95**	楊敏怡	**C96**	GaYt Tang
C97	Chow Chi Ching	**C98**	Cliff Cheung	**C99**	Jason Li	**C100**	WinnieC
C101	Karen Law	**C102**	Charles	**C103**	Alan Yu	**C104**	Charis Chui
C105	Sheng Ka Man	**C106**	趙永	**C107**	Eric Wong	**C108**	Anthony Hui
C109	Lam Yat Kau	**C110**	崔耀明	**C111**	Angus	**C112**	Li Ning Kei
C113	Li King Wai	**C114**	Andrew Yung	**C115**	Siu Po Kiu	**C116**	Felix Ng
C117	江世明	**C118**	Alice Lo	**C119**	Irene Yeung	**C120**	方傑賢
C121	Sunny	**C122**	Leung Ming Lok	**C123**	Chan On Yi	**C124**	Shirly Wong
C125	梁敏然	**C126**	Sum Hok Yan	**C127**	Gabriel Chan	**C128**	蘇建升
C129	Tony Tang	**C130**	Gary	**C131**	Man Fung Yeung	**C132**	Chan May Ling Emily
C133	Lo Chiu Fai	**C134**	Hillman Lam	**C135**	Hung Yin Shing	**C136**	林紹熙
C137	Ron	**C138**	Lam Hin Tai	**C139**	Karen Leung	**C140**	Lin Po Ling
C141	ST Koo	**C142**	Ho Mei Ki	**C143**	Mandy Chan	**C144**	Cyann
C145	Daphne Lau	**C146**	Kelvin Kwok	**C147**	Kim Yang	**C148**	Lewis Fok
C149	Yeung Miu Hung	**C150**	Wong Yiu Huen	**C151**	Lo Ka Man	**C152**	羅寶珊
C153	Chris	**C154**	Leung Ho Yin	**C155**	Chiu Christy	**C156**	Saleisha
C157	Fung Ka Yi	**C158**	Suen Man Hau	**C159**	So Lok Yan	**C160**	Hanah Paik
C161	庾國彬	**C162**	Shirley	**C163**	Carol Mai	**C164**	Violet
C165	Cheung Cheuk Yan	**C166**	Tony Tam	**C167**	Ng Tsoi Pik	**C168**	Yun Sin Hang
C169	李杰楓	**C170**	Wong Chun Kiu	**C171**	Lawrence Lau	**C172**	Kenneth Lau
C173	Chan Wai Hung	**C174**	Joey	**C175**	Eva	**C176**	Yuen Wing Ka

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C177	Lui Christine	**C178**	黎藹盈	**C179**	梁頌偉	**C180**	茹穎緻
C181	梁敏儀	**C182**	伍准	**C183**	April Lam	**C184**	Carmen Lee
C185	Faye Tsui	**C186**	Hui Sum Yee Shirley	**C187**	Leung Man San	**C188**	Chris Wong
C189	Cantaiman	**C190**	David Yau	**C191**	YM Chung	**C192**	賴得鐘
C193	Fung	**C194**	Yau Ching Fung	**C195**	Tsang Lok Lai	**C196**	Leung Wai Keung
C197	蔡顯猷	**C198**	羅少琪	**C199**	Alfred Kan	**C200**	Jade Lam
C201	Sammi Cheung	**C202**	Ng Cho Ying	**C203**	Leung Hoi Yi	**C204**	Davies Cheung
C205	周振榮	**C206**	Alvin Yip	**C207**	To Kwok Hong	**C208**	Ho Sze Wan
C209	Chow Chi Lai	**C210**	Lok Sau Mei	**C211**	Trianne	**C212**	Lo Hon Shan
C213	Michael Cheng	**C214**	Au Yeung Ying Hung	**C215**	Carole Chau	**C216**	Hang Wong
C217	Foo Dominick	**C218**	Joe Lee	**C219**	WL Yip	**C220**	Ho Hong Chuen
C221	Chan Ho Nam	**C222**	Lau Yin Yim	**C223**	Hilda Chan	**C224**	Cheung Yu Jun
C225	Lok Tung Yeung	**C226**	何裕豪	**C227**	Lo Pui Lam	**C228**	Colin Wong
C229	陳詠琛	**C230**	Ranald Ng	**C231**	Alison Yip	**C232**	Tracey Lam
C233	Barry Mar	**C234**	Tsang Sui Chun	**C235**	Joe	**C236**	Ngan Ching Kong
C237	Eric Siu	**C238**	Ip	**C239**	Au	**C240**	Chan Ka Wing
C241	Yau Wai Shing	**C242**	Gary Tse	**C243**	Ting	**C244**	Sam
C245	Cheng Man Ho	**C246**	Chan Kai Pong	**C247**	Wu Chui Lin	**C248**	Yu Man Wai
C249	Cheng Chi Man	**C250**	Ng Cheuk Yui	**C251**	Rain Yu	**C252**	Hunter Lai
C253	Lee Wai Chung	**C254**	Shek Wai Him, Vivian	**C255**	Yue Wai Lap, keith	**C256**	Cheung Wai Yer
C257	Alison Li	**C258**	Mak Yuk Ming	**C259**	Jessie Cheng	**C260**	Hui Wing Sze
C261	Frankie Tsang	**C262**	Chow Chi Chun	**C263**	Lam Hin Hang	**C264**	Tang Chi Chung
C265	Cecilia Kwan	**C266**	Luk Yin Wing	**C267**	CC Lee	**C268**	Li Mei Shun
C269	Ip Sze Wing	**C270**	Omar Kan	**C271**	Yung Pui Ki	**C272**	Alex Lam
C273	Hayes Fan	**C274**	SF Cheung	**C275**	Ngan Cho Ho	**C276**	Li Tsz Chung
C277	Kay Hung	**C278**	Ma Lok Yi	**C279**	Leung Ka Chun	**C280**	Rainbow Kam
C281	Samson Lam	**C282**	S.Y. Chan	**C283**	Kim Fan	**C284**	Hidy Tsang

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C285	Stephanie Chan	**C286**	Wong Chi Ming	**C287**	Leung Ming Yan	**C288**	Chan Tsz Kei
C289	Johnny Lau	**C290**	Szeto Kit Ying	**C291**	Li Po Ling	**C292**	James Lee
C293	Taiji Neal	**C294**	Leung Sze Ki	**C295**	Samuel Yiu	**C296**	Chan Lik Hang
C297	Kenya Ken	**C298**	鄭凱瑜	**C299**	Cheung Tsz Ki	**C300**	Chan Tsz Wai
C301	Tsoi Kwai Ting	**C302**	Jason Li	**C303**	周文友	**C304**	Leung Ka Yee Karen
C305	Chau E	**C306**	Yuen Kwok Kan	**C307**	Jeremy	**C308**	Ann Wong
C309	霍曉稼	**C310**	Woo Pui Sze	**C311**	Tang Wing Sing	**C312**	Lee Yeung
C313	Ho Lai Fun	**C314**	Dantes Yu	**C315**	Wong Ka Wai	**C316**	Michael Tsui
C317	魯漢銓	**C318**	魏少鋒	**C319**	Cheng Hoi Ling	**C320**	John Lai
C321	Cheng Wing Ki	**C322**	Sum Lee	**C323**	Fung Pui Yan	**C324**	李政恆
C325	Wong Man Chun	**C326**	Tsang Hin Sze	**C327**	Lam Wai Yin	**C328**	Eddy Ng
C329	Ming	**C330**	Choy Jessica	**C331**	Lam Sui Yung	**C332**	Chong Ka Yan
C333	Chan Tsz Lok	**C334**	Alan Leung	**C335**	Raymond Cheng	**C336**	Lai Yuen Ting
C337	Florence Wong	**C338**	Katie Cheung	**C339**	Daisy Chan	**C340**	Ley Fatima
C341	Shirley Chan	**C342**	Klaus Chung	**C343**	Gloria Cheung	**C344**	Chan Hunghung
C345	Marie Lo	**C346**	Eddie Chu	**C347**	Chan Po Yi	**C348**	KC
C349	Mo Ka Yee	**C350**	Edgar Lai	**C351**	Cheng Chor Ki	**C352**	陳瑞賢
C353	Grace Chan	**C354**	Ho Man To	**C355**	Joe Lam	**C356**	V Lam
C357	Chau SY	**C358**	吳振揚	**C359**	Chan Lai Shan	**C360**	Angus Tsang
C361	Fong Fung Kuen	**C362**	Angela	**C363**	Li Fung King	**C364**	Cato Ng
C365	朱家維	**C366**	Anthony Mok	**C367**	Frankie Chu	**C368**	Wan Sze Kit
C369	Mak Chun T ung	**C370**	lychee	**C371**	Wong Po Fun	**C372**	Ng Tsz Chung
C373	Ng Hei Man	**C374**	Gary	**C375**	Denise Lam	**C376**	李思上
C377	Leung Ho Chi Derek	**C378**	林景宜	**C379**	Peter Chang	**C380**	Tony Leung
C381	Wong Ngai Lam	**C382**	Lam Hok Ling	**C383**	Ho Ching Yan Constance	**C384**	Roger Chan

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C385	Kitty Kwan	**C386**	Lee Wing Lam	**C387**	Caled Leung	**C388**	Yuen Chi Yan
C389	Ngan Tsz Ying	**C390**	Dicky Chan	**C391**	Leung Fung Yin	**C392**	邱桂珍
C393	黃柏鴻	**C394**	Lam Chung Man	**C395**	Fion Chan	**C396**	So Chung Man
C397	鄭王曉晴	**C398**	胡漫瑩	**C399**	Mary	**C400**	Leung Sze Ling Cecilia
C401	Lo Lai Yin	**C402**	Kinson Tung	**C403**	Lo Kim Hang	**C404**	Chan Kin Chung
C405	林明錚	**C406**	Samson Ku	**C407**	Cheng Wai Yee Creamen	**C408**	Y C Tam
C409	Law Pui Ling	**C410**	鄭家榮	**C411**	Toto Chu	**C412**	Ng Wing Sze
C413	唐瑋聰	**C414**	Maximus Ching	**C415**	Yannis Cheung	**C416**	Leao Pang
C417	A. Chan	**C418**	Lau Kit Man, Minny	**C419**	湯君慧	**C420**	Li Shing Him
C421	徐昌華	**C422**	Kathy Tang	**C423**	Li Yu Sum	**C424**	周灝賢
C425	Sin King Wa	**C426**	Lai Gisele	**C427**	Joanne Leung	**C428**	Chow Wing Fong
C429	賴惠琳	**C430**	Edwin Li	**C431**	Wong Wai Yee	**C432**	Haze
C433	Leung Yuet Sheung	**C434**	Kwong Siu Lun	**C435**	Ms Wong	**C436**	Wong Hung On
C437	Au Siu Man	**C438**	Louie Chan	**C439**	LAU Kei Chiu	**C440**	陳嘉燊
C441	Kwan Chiu Kuen	**C442**	Sin Cheung	**C443**	李淑婷	**C444**	Amy Lee
C445	莊美月	**C446**	Lau Ka Wan	**C447**	林紹芝	**C448**	Chow Chit Lun
C449	Lam Yee Man	**C450**	Cheung Wing Yu	**C451**	James Woo	**C452**	YW Chung
C453	Ng Tsz Ming	**C454**	賴海嵐	**C455**	Har Siu Ping	**C456**	Leung Wai Lam
C457	Teddy Law	**C458**	陳耀光	**C459**	Daniel	**C460**	Rosanne Kwok
C461	Lam Ngai	**C462**	Lau Kin Pong	**C463**	麥鴻佳	**C464**	Tsang Tsz Cheong
C465	Suen Lut Ming	**C466**	Gary Fok	**C467**	許蓓欣	**C468**	連千秋
C469	Ringo Kong	**C470**	Ching Yi Ling	**C471**	Chan Ho Chuen	**C472**	Lai Cheuk Fung
C473	Law Sui Wai	**C474**	Chan Shu Leung	**C475**	區婉柔	**C476**	Chiu Sung Hei

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C477	楊夏至	**C478**	Chow Man Sze	**C479**	Liam Chung	**C480**	Wong Yuen Ting, Cherry
C481	Wong Lok Sin	**C482**	Chong Chun Wing	**C483**	Ma Chiu	**C484**	Chan Kang Ming
C485	Wu Yuen Ying	**C486**	Cheng Kin Chung	**C487**	呂嘉欣	**C488**	Thomas Chan
C489	Wong Mei Chun	**C490**	Lee Siu Wang	**C491**	Sing Chan	**C492**	Woo Man Chun
C493	Chelsey Yiu	**C494**	Karis Kwan	**C495**	Jack Chan	**C496**	Chan Yuet Kum
C497	李秀婷	**C498**	Yee Ting Chung	**C499**	Winki	**C500**	Ho Wai Shun
C501	Cherrie Cheung	**C502**	Kong Yuen Mei	**C503**	Lau Kwok Hei	**C504**	Ho Wai Shun
C505	Kobe Lam	**C506**	Chan Ho Shan	**C507**	Siu Lai Shun	**C508**	Leung Yuk Ying
C509	Ken Lai	**C510**	Fung Hoi Yan	**C511**	Lee Chiu Pong	**C512**	Chan
C513	Janice Tung	**C514**	David	**C515**	杜天朗	**C516**	Oliver Lau
C517	J Chan	**C518**	Tang Kai Chit	**C519**	Yu Wai In	**C520**	黎傲晴
C521	Chan Sau Mei	**C522**	Lai Pui Ling	**C523**	Lam King Kit	**C524**	Civic Ed
C525	Leung Ka Ho	**C526**	Abe Choi	**C527**	Bamboo	**C528**	Anson C.
C529	Ambrose Yue	**C530**	Patricia Yuen	**C531**	Wong Kai Wing	**C532**	Ng Chui Wah
C533	Ivory Char	**C534**	Wong Hiu Hei	**C535**	Chung Sing Yan, Renee	**C536**	Ng Ying Kwan
C537	Chan Ho Yin	**C538**	Liu Ka Wa	**C539**	Tam Pui Ying	**C540**	Or Yuen Yuen
C541	Anthony	**C542**	Leung Crystal	**C543**	Chris Ng	**C544**	Angel Sit
C545	馮永達	**C546**	Melissa Caldwell	**C547**	Chiho Sit	**C548**	Edward Yip
C549	陳穎珊	**C550**	Sam Leung	**C551**	Sam Cheng	**C552**	TM So
C553	Thomas Chiang	**C554**	Yip Pik H	**C555**	Cheng Long Wing	**C556**	Chan Tsui Ling
C557	Wong Kai Fung	**C558**	Kinki	**C559**	Cham Po Wai	**C560**	方翠榆
C561	梁珈瑚	**C562**	Chan Wing Yi	**C563**	潘家儀	**C564**	Poon Hoi Yi
C565	Ruth Tam	**C566**	Lo Yan Wai	**C567**	Siu Chi Ying	**C568**	Siu Ho Fai
C569	梁嘉麗	**C570**	Kit Ho	**C571**	Lam Chun Ho	**C572**	Vinci Law

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C573	So Chi Ying	**C574**	Ip Hiu Man	**C575**	Kang Pui Man	**C576**	Sydney Fung
C577	Yung Kwun Hing	**C578**	Ho Kam Man	**C579**	Victor Choy	**C580**	Ngaiyee Kwong
C581	Tony Cheng	**C582**	Milayiu	**C583**	Yeung Kai Yin	**C584**	Calvin
C585	Lo Mun Keung	**C586**	Daniel Chan	**C587**	Simon Lai	**C588**	張自勤
C589	Lam Sze Kwan	**C590**	Yoyo Tse	**C591**	Richard Li	**C592**	Ching Ming Fai
C593	Leung Crystal	**C594**	Wong Gwen	**C595**	Wong Chun Wing	**C596**	Tsoi Tsz Kan
C597	Chan Chi Keung	**C598**	Cecilia Wong	**C599**	C.K. Wong	**C600**	Shea Chi Kong, Kevin
C601	Li Yuk Ping	**C602**	Yip Sau Chu	**C603**	Alan SC Wong	**C604**	Fung Hoi Ching
C605	Edith	**C606**	Chan Kwan Lei	**C607**	Wong Sze Nga	**C608**	Choi Chi Lun
C609	Shum Kit Wah	**C610**	Cheong Ka Yin	**C611**	Michael Chow	**C612**	Alex
C613	Ho Yuen Wing	**C614**	朱詠儀	**C615**	Lo Kin Man Ken	**C616**	Ho Hei Yu
C617	David Lau	**C618**	Lee Wai Yeung	**C619**	Napo Leung	**C620**	Lam Hau Yin
C621	Chung Cho Yan	**C622**	Louis Chik	**C623**	Wong Chun Hay	**C624**	王靜怡
C625	Ting Man Yu	**C626**	Ip Yau San	**C627**	Tse Wai Po	**C628**	張裕源
C629	Chan Tsui Hang	**C630**	Chan Man Chun	**C631**	林寶珠	**C632**	Kamkam
C633	Catty	**C634**	Wong On Ni	**C635**	梅驍峰	**C636**	Li Ho Yin
C637	Lam Lai Wah	**C638**	Kwong Miu Ying	**C639**	Li Wai Lok	**C640**	Penny Tsang
C641	Flora Chow	**C642**	Wun Yau	**C643**	Eric Tang	**C644**	Ho Siu Ki
C645	Wong Siu Hang	**C646**	Jenkins Wan	**C647**	余家希	**C648**	黎家榮
C649	Chan Lai wa	**C650**	Rico Lee	**C651**	Samuel Chu	**C652**	Alfred Kwok
C653	Chung Hing Shing	**C654**	Li Shuk Man	**C655**	Ng Wing Yan	**C656**	Helen Lau
C657	Chung Kwok Fai	**C658**	溫雅茹	**C659**	韓子慕	**C660**	Chan Yuk Chun
C661	Chi Hong Chan	**C662**	Hui Chit Lam	**C663**	Chung Choi Ni	**C664**	Clara Hui
C665	Sylvia	**C666**	Yan	**C667**	Wong Yuk Yi	**C668**	陳忠平
C669	Sylvia Ching	**C670**	Theodore Leung	**C671**	Wong Yin Chun Alvin	**C672**	Lam Sai Chak
C673	Irene and NG	**C674**	Max Leung	**C675**	李景成	**C676**	Vito Tam

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C677	Tam Tsz Wai	**C678**	Wong Cheuk Hin	**C679**	Skye Wong	**C680**	Stanley Leung
C681	黃嘉泰	**C682**	Mok Ka To	**C683**	鍾偉强	**C684**	Koo Man
C685	Alvin Tang	**C686**	Lam Tat Man	**C687**	Lam Yeuk Him	**C688**	Lam Kwok Tung
C689	Noel Koo	**C690**	Frank Chan	**C691**	余冠陞	**C692**	Ng Chun Wing
C693	Cecilia	**C694**	Cynthia To	**C695**	Eric Chung	**C696**	黎焯施
C697	Chan King Hei	**C698**	Mak Siu ho	**C699**	Kevin Szeto	**C700**	Chan Min Chin Angel
C701	Hui Wing Ting	**C702**	P Y Lee	**C703**	Ho Miu Chi	**C704**	Tiffany Ngai
C705	朱海廸	**C706**	Toto To	**C707**	Wong Ming Yan	**C708**	Kong Shing Pak
C709	Cheung Chim Lee	**C710**	Daisy Wan	**C711**	凌小路	**C712**	容佩玲
C713	Wong Ka Wai	**C714**	Justin Lee	**C715**	Yang Haocheng	**C716**	Cheung Wing Yee
C717	Leung Yee Ling	**C718**	林芷琪	**C719**	Lam Siu Yik	**C720**	鄒育昌
C721	Cheung Sheung Ying	**C722**	Edmond Ip	**C723**	KT Mok	**C724**	Lai Hiu Tung
C725	黎思鉅	**C726**	藍卓賢	**C727**	Vanessa Chan	**C728**	Shirley Chih
C729	劉梓聰	**C730**	Mandy Chu	**C731**	Samantha Ko	**C732**	Woo Yuk Shan
C733	Christina Chow	**C734**	Mandy Wong	**C735**	Sarah Chan	**C736**	Josella Li
C737	Chor Shuk Yan	**C738**	Sing	**C739**	Lillian Kwong	**C740**	Cheung Kin Ying
C741	洪煥明	**C742**	林燕珊	**C743**	Lam Hei Kiu	**C744**	朱焯韡
C745	Hugo Ho	**C746**	Kiki Chen	**C747**	Cheung Cheuk Ka	**C748**	Lui Ho Shan
C749	繆昭如	**C750**	So Wing Leong Danny	**C751**	Rosa Leung	**C752**	Patrick Li
C753	Chris Yuen	**C754**	Leung Man Pan	**C755**	Ruth	**C756**	萬政國
C757	吳雅姍	**C758**	Leung Chau Hoi	**C759**	Ken Ho	**C760**	Karl
C761	Dingding Clt	**C762**	Alan	**C763**	Nevin Ng	**C764**	Shum Sze Man
C765	Chan Pui Ho	**C766**	Mandy Chau	**C767**	Mark Mak	**C768**	Himson Li
C769	Fung Sau Yi	**C770**	Samson Mak	**C771**	Toby Lai	**C772**	Carol Chan
C773	Mao Check Chi	**C774**	Shea Wai Hung	**C775**	Bill Man	**C776**	卓詩雅
C777	劉仲強	**C778**	Sandy Chu	**C779**	Eva Yau	**C780**	楊嘉慧

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C781	Lai Hok Leung	**C782**	鄭藹恩	**C783**	Tam Kin Long	**C784**	Lo Wing Fei
C785	Sabine Lau	**C786**	Tam Wai Chee	**C787**	TC Cheung	**C788**	Wong Ting Fu
C789	Hiu Yan Chung	**C790**	Yim Tse Ki	**C791**	Chan Chi Kin	**C792**	So Chi Kwong
C793	Mandy Lo	**C794**	Liu Wencong	**C795**	Ryan Ng	**C796**	Wong Tsz Yin
C797	Charlie	**C798**	Gary Lau	**C799**	Ivan Yip	**C800**	Natalie Wong
C801	Connie Chan	**C802**	Wong Po Na	**C803**	Ken Woo	**C804**	Lai Wai Ying
C805	邱曉坤	**C806**	Rachel Leung	**C807**	Alex Chan	**C808**	Kwok Yuk Ki
C809	Liu Ngan Chiu	**C810**	Karen Cheung	**C811**	田耀辰	**C812**	Chan
C813	Pau KaI Yin Thomas	**C814**	Chan Kin Bong Bono	**C815**	Kenneth Chan	**C816**	Tam Chung Chi
C817	Kevin Chan	**C818**	Marco So	**C819**	Kung Tin Yau	**C820**	Yau Ka Lun
C821	Li On Ki	**C822**	Cheung Wai Kin	**C823**	Leung Chung Hang	**C824**	Chan Ka Hong
C825	Ng Wing Yan	**C826**	Tung Heung Wing	**C827**	Warren Tam	**C828**	吳晴曦
C829	Kwok Kit Yee	**C830**	Luk Hiu Tung	**C831**	Wong Lok Yung	**C832**	Sin Kwai Fong
C833	Vince Wong	**C834**	Cheung Hoi Kei Eggie	**C835**	Silver Leung	**C836**	Chiyuki Shi
C837	Martin Ma	**C838**	Vincent Moo	**C839**	Norah	**C840**	譚讜
C841	Law Tung Sui	**C842**	Kenny Kung	**C843**	Candice	**C844**	Wong Oi Ling
C845	Ron Hung	**C846**	Chan Chun Yin	**C847**	Judy Kai	**C848**	Terence Sherlock Wong
C849	Ambrose Poon	**C850**	李芝融	**C851**	Leung Ho Pui	**C852**	Yuen Wai Chun
C853	Au Claudia	**C854**	Jason Nip	**C855**	Eon Lee	**C856**	Simon Cheng
C857	李美賢	**C858**	Clara Ng	**C859**	Siu Wing Hang	**C860**	李慧蓮
C861	Tang Ho Kin	**C862**	Michelle Yim	**C863**	Gigi Cheng	**C864**	馮麗媚
C865	Keith So	**C866**	Lam Yau Chuen	**C867**	Keith Ling	**C868**	Chan Ka Ki
C869	Mok Tsz Chun	**C870**	Eko	**C871**	Gordon	**C872**	吳穎翰
C873	Lau King Fung	**C874**	Chan Tsz Hin	**C875**	Chau Pui Yin	**C876**	Matthew Wong
C877	Kwok Man Fung	**C878**	Lau Sze Nga	**C879**	Yeung Mei Ching	**C880**	Lau Wang Tsun

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	Marvin						
C881	童敬耀	**C882**	Jimmy Chu	**C883**	Chelsea Lee	**C884**	Tsui Lok Yi
C885	Ada Lau	**C886**	Cheung Sze Yu	**C887**	Rovenna Chu	**C888**	Herbert Kwong
C889	Sammy Yick	**C890**	梁文傑	**C891**	黎駿熙	**C892**	Patton C
C893	Daphne Lei	**C894**	Karen Li	**C895**	Chong Chi Kwong	**C896**	Phoebe Tse
C897	Grace Wong	**C898**	Hui Shuk kwan	**C899**	伍靜茵	**C900**	Cecilia Tang
C901	Hung Ka Chun Eric	**C902**	黃詠桐	**C903**	Lai Mei Fung	**C904**	Eddy Ho
C905	Chan Ka Chu	**C906**	Ho Kai wah Stan	**C907**	Vic Wong	**C908**	Chris Tsim
C909	Chui Sze Tak	**C910**	Chelsie Cheung	**C911**	陳辯宸	**C912**	Ho Wing Yi
C913	Ysh	**C914**	Bernd Chik	**C915**	Kwok Pui Yan	**C916**	Lau Kwok Fai
C917	Lau Yuk Pong	**C918**	Chung Kiu Leung	**C919**	Paul Dou	**C920**	Ngai Hoi Kiu
C921	Wong Wai Kin	**C922**	Chan Wai Yu	**C923**	Chan Wan Ka	**C924**	Eric Fung
C925	Lau Yiu Lun	**C926**	Siu Wai Chiu	**C927**	胡小姐	**C928**	Wicky Cheung
C929	Ho Yu Fung	**C930**	Hong Sun Wai	**C931**	鄭若然	**C932**	Leung
C933	Zoe Leung	**C934**	Cheung Mei	**C935**	Patrick	**C936**	Tang Cheuk Lam
C937	黃妍萍	**C938**	Yan King Fai	**C939**	李杏言	**C940**	Tam Wing Fat
C941	Lim Ki Ki	**C942**	Lau Pui Ling	**C943**	Tim Cheung	**C944**	Michelle Cheng
C945	Leo Wu Wai Kwok	**C946**	鄭芷慧	**C947**	霍情	**C948**	Chan Lai Ho Frankie
C949	Daniel Kwong	**C950**	Chan Dick Sum	**C951**	Wong Hang Yee	**C952**	Katherine Wu
C953	Candy Law	**C954**	黎名川	**C955**	Stephen Leung	**C956**	Sze Man Hon
C957	Chu Kuok Wa	**C958**	Pang Mei Ho	**C959**	Ho Kwun Hung	**C960**	Kwan Long Hei Matthew
C961	Marcel Ng	**C962**	CC Lee	**C963**	Lau Ho Yin	**C964**	Mo Lee Ha
C965	Mo Lee Ha	**C966**	Crystal	**C967**	黃金洪	**C968**	Chan Ka Ho
C969	Chan Ying Sin	**C970**	Kwok Wing Sum	**C971**	胡灼楓	**C972**	Ryan Tse
C973	Sun Pui Ming	**C974**	Chick Shing Ming	**C975**	K.N. Suen	**C976**	Annisa Tong

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C977	Chau Chun Hong	**C978**	李紹康	**C979**	黃可偉	**C980**	黃穎嫻
C981	Doris	**C982**	Stella Tang	**C983**	Cheng Tsz Nok	**C984**	Luk Wai Ho
C985	Chan Kai Wing	**C986**	Chick Wing Kei	**C987**	Kam Hung Leung	**C988**	Lau Tsz Yiu
C989	Tang Kam Ming	**C990**	Sandy Chan	**C991**	Chan Ka Yi	**C992**	Julian Lee
C993	Krystal Kwok	**C994**	Leung Tsuen Lok	**C995**	Chan Wing Chung	**C996**	Edith Poon
C997	Lau Tak Lan	**C998**	Kan Hon Kin	**C999**	舒泰先	**C1000**	阮頌倫
C1001	Poon Ying Kwan	**C1002**	Wu Lap Chi	**C1003**	Law Chi Ho	**C1004**	Eric Lo
C1005	Cheung Sze Ting	**C1006**	Mabel Ching	**C1007**	Candice Ma	**C1008**	Chan Yat Wai
C1009	Li Tin Hung	**C1010**	Abby Law	**C1011**	Lam Wai Wah	**C1012**	Leung Wing Yin
C1013	Li Wing Suen	**C1014**	羅坤全	**C1015**	Chu Tony	**C1016**	Tam Tsz Ho
C1017	Tong Chi Pan	**C1018**	Peggy Leung	**C1019**	Cheung Wing Sai	**C1020**	Chak Kam Hung
C1021	陳家柱	**C1022**	Haley Yeung	**C1023**	Morchung	**C1024**	Lilian Yeung
C1025	Lee Pak Kin	**C1026**	Pang KM	**C1027**	Lyvian Kwok	**C1028**	Chang hiu Laam
C1029	Ng Ka Ling	**C1030**	Leo Leung	**C1031**	Chung Him Yau	**C1032**	Chan Shuk Ling
C1033	Ho Ming Fung	**C1034**	Simon Cheung	**C1035**	Li Hoi Ying	**C1036**	Coco Chan
C1037	李詩恒	**C1038**	Ralph Yeung	**C1039**	Janice Leung	**C1040**	Bartholomew Cheung
C1041	Kalo	**C1042**	馮擎東	**C1043**	徐朗翹	**C1044**	Chiu Ching Yee
C1045	Mr. Cheng	**C1046**	Kwan Chit Kwo	**C1047**	Chan Oi Ting	**C1048**	Lam Chin Ho
C1049	Bugsyho	**C1050**	Lee Wai Man Candy	**C1051**	楊芷樺	**C1052**	Charlz Ng
C1053	Vivian Ho	**C1054**	Elly Lee	**C1055**	Yu Wong	**C1056**	Fan Hoi Yan
C1057	So Wing Kwan	**C1058**	Wan Sze Ka	**C1059**	YY	**C1060**	謝加納
C1061	May Mok	**C1062**	Tam Po Kwan	**C1063**	Chow Lai Hin	**C1064**	Carina Cheng
C1065	Vanessa Mak	**C1066**	Choy Wai Ching	**C1067**	Tony	**C1068**	Athena
C1069	Ho Tsz Hin	**C1070**	Woo Chui Wing Tracy	**C1071**	Wong Mei Han	**C1072**	Ho Wai Fai
C1073	劉俊犇	**C1074**	Lee Cassie	**C1075**	梁晉穎	**C1076**	Siu Ka Fai
C1077	林瀚超	**C1078**	Cindy Wong	**C1079**	Cheong U Tan	**C1080**	Martin Lau

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C1081	葉曉慧	**C1082**	Chan Ching Man	**C1083**	鄭琬樺	**C1084**	Cherry Wong
C1085	Wong Hiu Sen	**C1086**	Yuen Chi Yeung	**C1087**	Kwan Yeung Yee	**C1088**	Sam
C1089	Erwin Lau	**C1090**	Roy Lo	**C1091**	Cheung Shu Kei	**C1092**	Ivan Ng
C1093	K	**C1094**	Cheung Yun Fung	**C1095**	Wong Chi Ping	**C1096**	Clarice Ho
C1097	Law Chung Hin Henry	**C1098**	Lo Wing Sz	**C1099**	Sam	**C1100**	Lam Chun Fai Sam
C1101	Kevin Kent Caldwell	**C1102**	Joanne Chan	**C1103**	Joanne	**C1104**	Peter Clough
C1105	Jimmy Wai	**C1106**	K C Ha	**C1107**	Kelvin Lau	**C1108**	Jessica Lam
C1109	Martin Williams	**C1110**	Charles Leung	**C1111**	Ho Chi Wai	**C1112**	Ng Ka Ning
C1113	Kathy	**C1114**	Philip Edward Kenny	**C1115**	Li Kin Yeung	**C1116**	Wong Ka Yi
C1117	John Clough	**C1118**	Sham Hong Yuen	**C1119**	Chan Chung Ming	**C1120**	Ng Chi Lit
C1121	John Wedderburn	**C1122**	Lam Hoi Yan	**C1123**	Aya Chow	**C1124**	Yoly Cheung
C1125	Tree	**C1126**	Fong Ka Hang	**C1127**	Steven So	**C1128**	Kan Lok Ting
C1129	Sugar Tong	**C1130**	Ok Liu	**C1131**	Michelle Fung	**C1132**	Lai Wai Han
C1133	趙雲	**C1134**	Ching	**C1135**	Lee Cheuk Ki	**C1136**	Wong Hiu Kwan
C1137	Chow Cheuk Pan	**C1138**	Chester	**C1139**	Yip	**C1140**	Ng Kit Wah
C1141	Yu Kwok Kit	**C1142**	Apple Lee	**C1143**	林卓峰	**C1144**	James Wong
C1145	Ngai Fai	**C1146**	Jodi Lam	**C1147**	Yuen Man Sze Patt	**C1148**	Wong Tsz Kiu
C1149	Kandrew	**C1150**	Fong Ho Hin	**C1151**	Law Cheuk Ying	**C1152**	Wong Ho Ying
C1153	Lau Chun Leung	**C1154**	Rex Lai	**C1155**	Ng Wing Yan	**C1156**	Luk Wing Kei
C1157	Herlina Chi Ching Franki	**C1158**	Lau Hiu Tung	**C1159**	馬佩敏	**C1160**	Kwan Wai Kit
C1161	Ng Jennifer	**C1162**	Ng Keng Ho Holmes	**C1163**	Li	**C1164**	Renault Wong
C1165	Janice Chung	**C1166**	林偉健	**C1167**	歐志堅	**C1168**	Yim Wing Man
C1169	Andrew	**C1170**	Chan Yee Mei	**C1171**	Lam Man Lok	**C1172**	楊浩森
C1173	V Chong	**C1174**	Danas Lo	**C1175**	Au Lai Ming	**C1176**	Lam Tsz Fung
C1177	Lam Yuk Ming	**C1178**	Ho Wing Chi	**C1179**	Lee Tsz Lok	**C1180**	Lee Ka Lam
C1181	Lee Ka Yi	**C1182**	Jason Tsoi	**C1183**	阮家肇	**C1184**	Wong Siu Yin

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C1185	Vvn Chan	**C1186**	Johnny Chan	**C1187**	Cheng Yi Hin	**C1188**	Jason Lam
C1189	Charlotte Cheng	**C1190**	Lai Po Yee	**C1191**	Tang Hon Tong	**C1192**	Luby Tang
C1193	Tracy Lam	**C1194**	Wing Yiu Nam	**C1195**	Alan Hung	**C1196**	Belinda Lee
C1197	Wong Suet Ying	**C1198**	Jenny Mak	**C1199**	徐玉晶	**C1200**	May Tse
C1201	Yim Wing To	**C1202**	Great Peace Investment Ltd.	**C1203**	Splendid Resources Inc. & Sky Pacific Ltd.	**C1204**	蒲苔島值理會 Po Toi Island Welfare Association
C1205	一批柴灣原居民	**C1206**	Lee Chun Lung	**C1207**	劉淑儀,劉淑薇,劉永波,劉永輝,劉大妹,劉偉基,劉潔珍,劉金蓮,李國新,李金珍,羅帶喜,羅木水,羅玉,鄭偉良,鄭福喜,鄭帶喜,鄭秉基,梁明錦,梁詩玲,梁金,林惠儀,林健蕊,林美怡,何玉英,盧潔茵	**C1208**	Robert Ham
C1209	Steven Pang	**C1210**	Celia Ying	**C1211**	Leo Ying	**C1212**	Edith Leung
C1213	Leo Shee	**C1214**	Amy Yung	**C1215**	Eyrica Lee	**C1216**	Lee Min Yu
C1217	Lily To	**C1218**	Chan Ka Keung	**C1219**	Mike Leung	**C1220**	Tracy Wong
C1221	Goofy Yin	**C1222**	Coco Wong	**C1223**	Isaac Lee	**C1224**	To Mei Ling
C1225	Wong Siu Man	**C1226**	Suki Wong	**C1227**	Tracy Ma	**C1228**	Abby Ma
C1229	Joe Lee	**C1230**	Wong Yiu Chung Martin	**C1231**	劉大妹	**C1232**	Chan Tsz Kan
C1233	鄭偉良	**C1234**	Wong Chi Man	**C1235**	劉永波	**C1236**	Lau Yiu Kwong
C1237	Chan Shuk Yin Polly	**C1238**	Chan Shu Sum	**C1239**	Wong Chuk Fai	**C1240**	Donny Ng

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C1241	Chan Lai Mau	**C1242**	梁金	**C1243**	Yip Sze Ching	**C1244**	Leung Kwok Po
C1245	劉臣娟	**C1246**	Li Ho Yin	**C1247**	Hui Tung Shan	**C1248**	Tse Kai Kwong
C1249	羅木水	**C1250**	邢福救	**C1251**	劉淑薇	**C1252**	程志華
C1253	Ho On May	**C1254**	林慧淯	**C1255**	Tsang Hing Loi	**C1256**	Cheng Ping Ki William
C1257	Lau Kit Chun	**C1258**	Leung Sze Ling	**C1259**	劉淑儀	**C1260**	李國新
C1261	蘇彩鳳	**C1262**	Ivy Cheng	**C1263**	Mandy Chu	**C1264**	劉金蓮
C1265	Cheung Po Chu	**C1266**	Ma Pang Ching	**C1267**	羅玉	**C1268**	Law Hoi Ha
C1269	練志豪	**C1270**	Chak Ho Ming	**C1271**	Lam Nga Dun Sandy	**C1272**	Ng Kit Ying
C1273	Yau Ming Chu	**C1274**	李金珍	**C1275**	Lee Yuk Ying	**C1276**	羅帶喜
C1277	鄭帶喜	**C1278**	Lau Fan Lin	**C1279**	林惠儀	**C1280**	K.K. Chan
C1281	李發山	**C1282**	劉永輝	**C1283**	Albert Feng	**C1284**	劉偉基
C1285	Yau Yin King	**C1286**	Wong Ka Wing	**C1287**	Ying Yik Hung	**C1288**	Maggie Ma
C1289	鄭福喜	**C1290**	Tommy Cheung	**C1291**	Ma Sing	**C1292**	Dion Liu
C1293	Lee Yam Wan	**C1294**	Cheung Kam Wa	**C1295**	Yip Chun Kit	**C1296**	梁明錦
C1297	Wong Yee Tak	**C1298**	Tsang Lai Shan	**C1299**	Toby Yuen	**C1300**	Yiu Suk Yin
C1301	張家慧	**C1302**	曾志強	**C1303**	梁子文	**C1304**	梁麗玉
C1305	Lee See Wah	**C1306**	袁順儀	**C1307**	鄒金鳳	**C1308**	Yeung Sik Tik
C1309	戴新貴	**C1310**	林英輝	**C1311**	Wong Sai Yim	**C1312**	余保財
C1313	Fung Fuk Wing	**C1314**	盧潔茵	**C1315**	林健蕊	**C1316**	林美怡
C1317	何玉英	**C1318**	Lee Chun Lung Joe	**C1319**	Ying Yin Yan	**C1320**	各界關注骨灰龕法案大聯盟
C1321	梁	**C1322**	梁瑋傑	**C1323**	梁金明	**C1324**	劉德
C1325	劉瑞芳	**C1326**	劉芬	**C1327**	劉有德	**C1328**	劉民表

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C1329	梁明耀 (南丫島南丫南段鄉事委員會委員)	**C1330**	梁彩霞	**C1331**	周惠儀	**C1332**	鄭少雯
C1333	劉景明	**C1334**	陳帶好	**C1335**	劉錦燕	**C1336**	劉金城
C1337	石金發	**C1338**	鄭	**C1339**	麥敏琦	**C1340**	劉智強
C1341	黎澤燊	**C1342**	鄧百成	**C1343**	黎初八	**C1344**	李少英
C1345	劉景輝	**C1346**	劉	**C1347**	羅	**C1348**	吳
C1349	鍾來娣	**C1350**	姓名不詳 Name illegible	**C1351**	梁永昌	**C1352**	梁永洪
C1353	梁婉芬	**C1354**	梁婉華	**C1355**	羅天送	**C1356**	梁金福
C1357	郭雁影	**C1358**	郭金燕	**C1359**	郭金鳳	**C1360**	郭家輝
C1361	郭金英	**C1362**	郭金霞	**C1363**	郭家權	**C1364**	陳進彥
C1365	李可晴	**C1366**	張惠珍	**C1367**	李嘉雯	**C1368**	林
C1369	唐月琼	**C1370**	謝榮機	**C1371**	吳碧珍	**C1372**	馬
C1373	馬澤儉	**C1374**	李敏珊	**C1375**	梁冬茵	**C1376**	陳惠梅
C1377	周穎霖	**C1378**	黃順萍	**C1379**	陳釗宋	**C1380**	Narton Lai
C1381	蕭易迅	**C1382**	陳佩雯	**C1383**	Lo Lai Wah	**C1384**	Yao Wong
C1385	姓名不詳 Name illegible	**C1386**	廖	**C1387**	姓名不詳 Name illegible	**C1388**	王燕鵬
C1389	姓名不詳 Name illegible	**C1390**	姓名不詳 Name illegible	**C1391**	汪	**C1392**	Flora
C1393	Queena	**C1394**	姓名不詳 Name illegible	**C1395**	袁漢瑜	**C1396**	Yuen Cheuk Nam
C1397	姓名不詳 Name illegible	**C1398**	周國雄	**C1399**	Maggie Yuen	**C1400**	Karen Poon
C1401	許	**C1402**	王加男	**C1403**	鄧小敏	**C1404**	Lau Wai Fun

Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'	Rep. No. (TPB/R/S/ I-PTI/1-)	Name of 'Commenter'
C1405	劉向榮	**C1406**	劉志堅	**C1407**	馬伙金	**C1408**	梁九妹
C1409	黃玉妹	**C1410**	張綺蘭	**C1411**	張桂清	**C1412**	黎帶妹
C1413	梁沛機	**C1414**	周	**C1415**	周志華	**C1416**	周瑋麟
C1417	周瑋茵	**C1418**	周志輝	**C1419**	周志勤	**C1420**	周詠儀
C1421	周廷鋒	**C1422**	周自強	**C1423**	周政廷	**C1424**	鄧稚菁
C1425	周	**C1426**	張貴	**C1427**	Robert Yang	**C1428**	Hew Yee Mia
C1429	姓名不詳 Name illegible	**C1430**	邱慕楊	**C1431**	鄧瑞成	**C1432**	Ho Sin Lau
C1433	楊	**C1434**	吳五洲	**C1435**	李	**C1436**	陳志強
C1437	冼民強	**C1438**	羅金女	**C1439**	余清金	**C1440**	姓名不詳 Name illegible
C1441	梁明華	**C1442**	梁明基	**C1443**	梁美婷	**C1444**	唐杏娟
C1445	梁斯詠	**C1446**	梁志明	**C1447**	陳華根	**C1448**	劉國良
C1449	廖杏梅	**C1450**	Yu Kay Ho	**C1451**	李潔嫻	**C1452**	姓名不詳 Name illegible
C1453	姓名不詳 Name illegible	**C1454**	姓名不詳 Name illegible	**C1455**	姓名不詳 Name illegible	**C1456**	陸善婷
C1457	Wong Cheuk Kuen	**C1458**	姓名不詳 Name illegible	**C1459**	Zoe Ng	**C1460**	何建業
C1461	姓名不詳 Name illegible	**C1462**	Damon Wong				

蒲台群島
PO TOI ISLANDS

螺洲
BEAUFORT ISLAND
(LO CHAU)

宋崗
SUNG KONG

橫瀾島
WAGLAN ISLAND

蒲台
PO TOI

大排
TAI PAI

墨洲
MAT CHAU

插圖 INSET

申述個案編號
REPRESENTATIONS No.
R1 to R3, R5, R11, R14 to R17, R19, R40, R43, R45, R55, R59 to R720, R722 to R734, R738 to R759, R790 to R796, R800, R802, R804, R807 to R809, R811 to R813

申述個案編號
REPRESENTATIONS No.
R6 to R8, R13, R18, R20 to R39, R41 to R42, R44, R46 to R54, R56 to R58, R721, R735 to R737, R760 to R789, R797 to R799, R801, R803, R805 to R806, R810

	申述個案編號 REPRESENTATIONS No.
	R9
	R10
R(D)	R4, R12, R765 to R767, R781 to R782, R784, R787
V	R12, R765, R782, R784
	R6 to R8, R13, R18, R20 to R39, R41 to R42, R44, R46 to R54, R56 to R58, R721, R735 to R737, R760 to R789, R797 to R799, R801, R803, R805 to R806, R810
	R1 to R3, R5, R11, R14 to R17, R19, R40, R43, R45, R55, R59 to R720, R722 to R734, R738 to R759, R790 to R796, R800, R802, R804, R807 to R809, R811 to R813

相關意見C1 - C1462 (參閱附件II)
RELATED COMMENTS C1 - C1462 (REFER TO ANNEX II)

插圖 INSET

申述個案編號
REPRESENTATIONS No.
R12, R765, R782, R784

申述個案編號
REPRESENTATIONS No.
R4, R12, R765 to R767, R781 to R782, R784, R787

申述個案編號
REPRESENTATION No.
R9

申述個案編號
REPRESENTATION No.
R10

申述人擁有的地段
REPRESENTER'S LOTS

SCALE 1:3 000 比例

申述地點位置圖 LOCATION PLAN OF REPRESENTATION SITES

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1提出的申述個案編號1-813號
以及相關意見個案編號C1-C1462作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 813
AND RELATED COMMENTS No. C1 - C1462
DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 20 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 1 600 1 800 2 000 米 METRES

本摘要圖於2015年10月5日擬備，
所根據的資料為於2015年2月27日
展示的分區計劃大綱草圖編號S/I-PTI/1
EXTRACT PLAN PREPARED ON 5.10.2015
BASED ON DRAFT OUTLINE ZONING PLAN No.
S/I-PTI/1 EXHIBITED ON 27.2.2015

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - 1 to 813

圖 PLAN
H - 1

N

蒲台群島
PO TOI ISLANDS

螺洲
BEAUFORT ISLAND
(LO CHAU)

宋崗
SUNG KONG

橫瀾島
WAGLAN ISLAND

蒲台
PO TOI

大排
TAI PAI

墨洲
MAT CHAU

100M
200M

申述個案編號
REPRESENTATIONS No.
R1 to R3, R5, R11, R14 to R17, R19, R40, R43, R45, R55, R59 to R720, R722 to R734, R738 to R759, R790 to R796, R800, R802, R804, R807 to R809, R811 to R813

申述個案編號
REPRESENTATIONS No.
R6 to R8, R13, R18, R20 to R39, R41 to R42, R44, R46 to R54, R56 to R58, R721, R735 to R737, R760 to R789, R797 to R799, R801, R803, R805 to R806, R810

申述個案編號
REPRESENTATIONS No.
R12, R765, R782, R784

申述個案編號
REPRESENTATION No.
R9

申述個案編號
REPRESENTATIONS No.
R4, R12, R765 to R767, R781 to R782, R784, R787

申述個案編號
REPRESENTATION No.
R10

① ② ③ ④ ⑤ ⑥

申述個案編號 REPRESENTATIONS No.	
R9	
R10	
R4, R12, R765 to R767, R781 to R782, R784, R787	R(D)
R12, R765, R782, R784	V
R6 to R8, R13, R18, R20 to R39, R41 to R42, R44, R46 to R54, R56 to R58, R721, R735 to R737, R760 to R789, R797 to R799, R801, R803, R805 to R806, R810	
R1 to R3, R5, R11, R14 to R17, R19, R40, R43, R45, R55, R59 to R720, R722 to R734, R738 to R759, R790 to R796, R800, R802, R804, R807 to R809, R811 to R813	

申述人擁有的地段
REPRESENTER'S LOTS

相關意見C1 - C1462（參閱附件II）
RELATED COMMENTS C1 - C1462
(REFER TO ANNEX II)

① 實地照片的觀景點（參閱圖H-4a）
VIEWING POINT OF SITE PHOTO
(REFER TO PLAN H-4a)

本摘要圖於2015年10月7日擬備，所根據的資料為
1:20000 HM20C組別編號T15和T16
EXTRACT PLAN PREPARED ON 7.10.2015 BASED ON
1:20000 SERIES HM20C No. T15 & T16

平面圖 SITE PLAN

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1提出的申述個案編號1-813號
以及相關意見個案編號C1-C1462作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 813
AND RELATED COMMENTS No. C1 - C1462
DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 20 000 比例尺

米 METRES 200 0 200 400 600 800 1 000 1 200 1 400 1 600 1 800 2 000 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - 1 to 813

圖 PLAN
H - 2a

N

蒲台群島
PO TOI ISLANDS

廟角
MIU KOK

大灣
TAI WAN

蒲台
PO TOI

灣仔
WAN TSAI

南丫灣
NAM TAM WAN

墨洲
MAT CHAU

墨洲門
MAT CHAU MUN

申述個案編號
REPRESENTATIONS No.
R12, R765, R782, R784

申述個案編號
REPRESENTATIONS No.
R4, R12, R765 to R767,
R781 to R782, R784, R787

申述個案編號
REPRESENTATION No.
R9

申述個案編號
REPRESENTATIONS No.
R1 to R3, R5, R11, R14 to R17, R19,
R40, R43, R45, R55, R59 to R720,
R722 to R734, R738 to R759,
R790 to R796, R800, R802, R804,
R807 to R809, R811 to R813

申述個案編號
REPRESENTATION No.
R10

申述個案編號
REPRESENTATIONS No.
R6 to R8, R13, R18, R20 to R39,
R41 to R42, R44, R46 to R54,
R56 to R58, R721, R735 to R737,
R760 to R789, R797 to R799, R801,
R803, R805 to R806, R810

圖例 LEGEND

- 用途地帶界線 ZONING BOUNDARY
- 申述人擁有的地段 REPRESENTER'S LOTS
- 其他地段 OTHER LOTS
- 政府土地租用牌照 GOVERNMENT LAND LICENCE

相關意見C1 - C1462（參閱附件II）
RELATED COMMENTS C1 - C1462
(REFER TO ANNEX II)

申述個案編號 REPRESENTATIONS No.	
R9	
R10	
R4, R12, R765 to R767, R781 to R782, R784, R787	R(D)
R12, R765, R782, R784	V
R6 to R8, R13, R18, R20 to R39, R41 to R42, R44, R46 to R54, R56 to R58, R721, R735 to R737, R760 to R789, R797 to R799, R801, R803, R805 to R806, R810	
R1 to R3, R5, R11, R14 to R17, R19, R40, R43, R45, R55, R59 to R720, R722 to R734, R738 to R759, R790 to R796, R800, R802, R804, R807 to R809, R811 to R813	

ⓐ 實地照片的觀景點（參閱圖H-4b至H-4d）
VIEWING POINT OF SITE PHOTO
(REFER TO PLANS H-4b to H-4d)

本摘要圖於2015年10月20日擬備，
所根據的資料為測量圖編號
15-SE-15A、B、C、D、20A和B
EXTRACT PLAN PREPARED ON 20.10.2015
BASED ON SURVEY SHEETS No.
15-SE-15A, B, C, D, 20A & B

平面圖 SITE PLAN

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1提出的申述個案編號1-813號
以及相關意見個案編號C1-C1462作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 813
AND RELATED COMMENTS No. C1 - C1462
DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 150 200 250 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - 1 to 813

圖 PLAN
H - 2b

螺洲
BEAUFORT ISLAND
(LO CHAU)

申述個案編號
REPRESENTATIONS No.
R1 to R3, R5, R11, R14 to R17, R19,
R40, R43, R45, R55, R59 to R720,
R722 to R734, R738 to R759,
R790 to R796, R800, R802, R804,
R807 to R809, R811 to R813

蒲台群島
PO TOI ISLANDS

宋崗
SUNG KONG

橫瀾島
WAGLAN ISLAND

N

大排
TAI PAI

蒲台
PO TOI

申述個案編號
REPRESENTATIONS No.
R6 to R8, R13, R18, R20 to R39,
R41 to R42, R44, R46 to R54,
R56 to R58, R721, R735 to R737,
R760 to R789, R797 to R799, R801,
R803, R805 to R806, R810

插圖
INSET

V

R(D)

墨洲
MAT CHAU

插圖 INSET

申述個案編號
REPRESENTATIONS No.
R12, R765, R782, R784

大灣
TAI WAN

申述個案編號
REPRESENTATIONS No.
R4, R12, R765 to R767,
R781 to R782, R784, R787

V

R(D)

灣仔
WAN TSAI

申述個案編號
REPRESENTATION No.
R9

申述個案編號
REPRESENTATION No.
R10

	申述個案編號 REPRESENTATIONS No.
	R9
	R10
R(D)	R4, R12, R765 to R767, R781 to R782, R784, R787
V	R12, R765, R782, R784
	R6 to R8, R13, R18, R20 to R39, R41 to R42, R44, R46 to R54, R56 to R58, R721, R735 to R737, R760 to R789, R797 to R799, R801, R803, R805 to R806, R810
	R1 to R3, R5, R11, R14 to R17, R19, R40, R43, R45, R55, R59 to R720, R722 to R734, R738 to R759, R790 to R796, R800, R802, R804, R807 to R809, R811 to R813

R9 / R10 申述人擁有的地段
REPRESENTER'S LOTS

本摘要圖於2015年10月7日擬備，
所根據的資料為地政總署於2014年12月17日及2015年1月1日
拍得的航攝照片編號CW111036及CS55263
EXTRACT PLAN PREPARED ON 7.10.2015
BASED ON AERIAL PHOTOS No. CW111036 & CS55263
TAKEN ON 17.12.2014 & 1.1.2015 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1提出的申述個案編號1-813號
以及相關意見個案編號C1-C1462作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 813
AND RELATED COMMENTS No. C1 - C1462
DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1-1 to 813

圖 PLAN
H - 3



蒲台（廟角／大灣） PO TOI (MIU KOK / TAI WAN)



蒲台（大灣） PO TOI (TAI WAN)



蒲台及墨洲 PO TOI AND MAT CHAU



螺洲 BEAUFORT ISLAND (LO CHAU)



宋崗 SUNG KONG



橫瀾島 WAGLAN ISLAND

蒲台群島的整體景觀
OVERVIEW OF PO TOI ISLANDS

申述個案編號 REPRESENTATIONS No. R1 to R3, R5, R11, R14 to R17, R19, R40, R43, R45, R55, R59 to R720, R722 to R734, R738 to R759, R790 to R796, R800, R802, R804, R807 to R809, R811 to R813

① 觀景點
VIEWING POINT

本摘要圖於2015年10月19日擬備，所根據的資料
為攝於2012年2月14日及2014年10月24日的實地照片
EXTRACT PLAN PREPARED ON 19.10.2015
BASED ON SITE PHOTOS TAKEN ON
14.2.2012 & 24.10.2014

實地照片 SITE PHOTOS

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1提出的申述個案編號1-813號
以及相關意見個案編號C1-C1462作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 813
AND RELATED COMMENTS No. C1 - C1462
DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - 1 to 813

圖 PLAN
H - 4a









蒲台灣仔位於「自然保育區」地帶內的私人土地

申述個案編號 REPRESENTATIONS No. R9, R10 PRIVATE LAND FALLING WITHIN " CONSERVATION AREA" ZONE IN WAN TSAI, PO TOI

ⓐ 觀景點
VIEWING POINT

本摘要圖於2015年10月19日擬備，所根據的資料
為攝於2015年9月16日及2015年10月15日的實地照片
EXTRACT PLAN PREPARED ON 19.10.2015
BASED ON SITE PHOTOS TAKEN ON
16.9.2015 & 15.10.2015

實地照片 SITE PHOTOS

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1提出的申述個案編號1-813號
以及相關意見個案編號C1-C1462作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 813
AND RELATED COMMENTS No. C1 - C1462
DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - 1 to 813

圖 PLAN
H - 4b











蒲台村的「鄉村式發展」地帶

" VILLAGE TYPE DEVELOPMENT " ZONE AT PO TOI VILLAGE

申述個案編號 REPRESENTATIONS No. R12, R765, R782, R784

e 觀景點
VIEWING POINT

本摘要圖於2015年10月19日擬備，所根據的資料
為攝於2015年9月16日及2015年10月15日的實地照片
EXTRACT PLAN PREPARED ON 19.10.2015
BASED ON SITE PHOTOS TAKEN ON
16.9.2015 & 15.10.2015

實地照片 SITE PHOTOS

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1提出的申述個案編號1-813號
以及相關意見個案編號C1-C1462作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 813
AND RELATED COMMENTS No. C1 - C1462
DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - 1 to 813

圖 PLAN
H - 4c













「住宅（丁類）」地帶的構築物
STRUCTURE IN " RESIDENTIAL (GROUP D) " ZONE





申述個案編號 REPRESENTATIONS No. R4, R12, R765 to R767, R781 to R782, R784, R787

ⓙ 觀景點
VIEWING POINT

本摘要圖於2015年10月20日擬備，所根據的資料
為攝於2015年3月2日，2015年9月16日及2015年10月15日的實地照片
EXTRACT PLAN PREPARED ON 20.10.2015
BASED ON SITE PHOTOS TAKEN ON
2.3.2015, 16.9.2015 & 15.10.2015

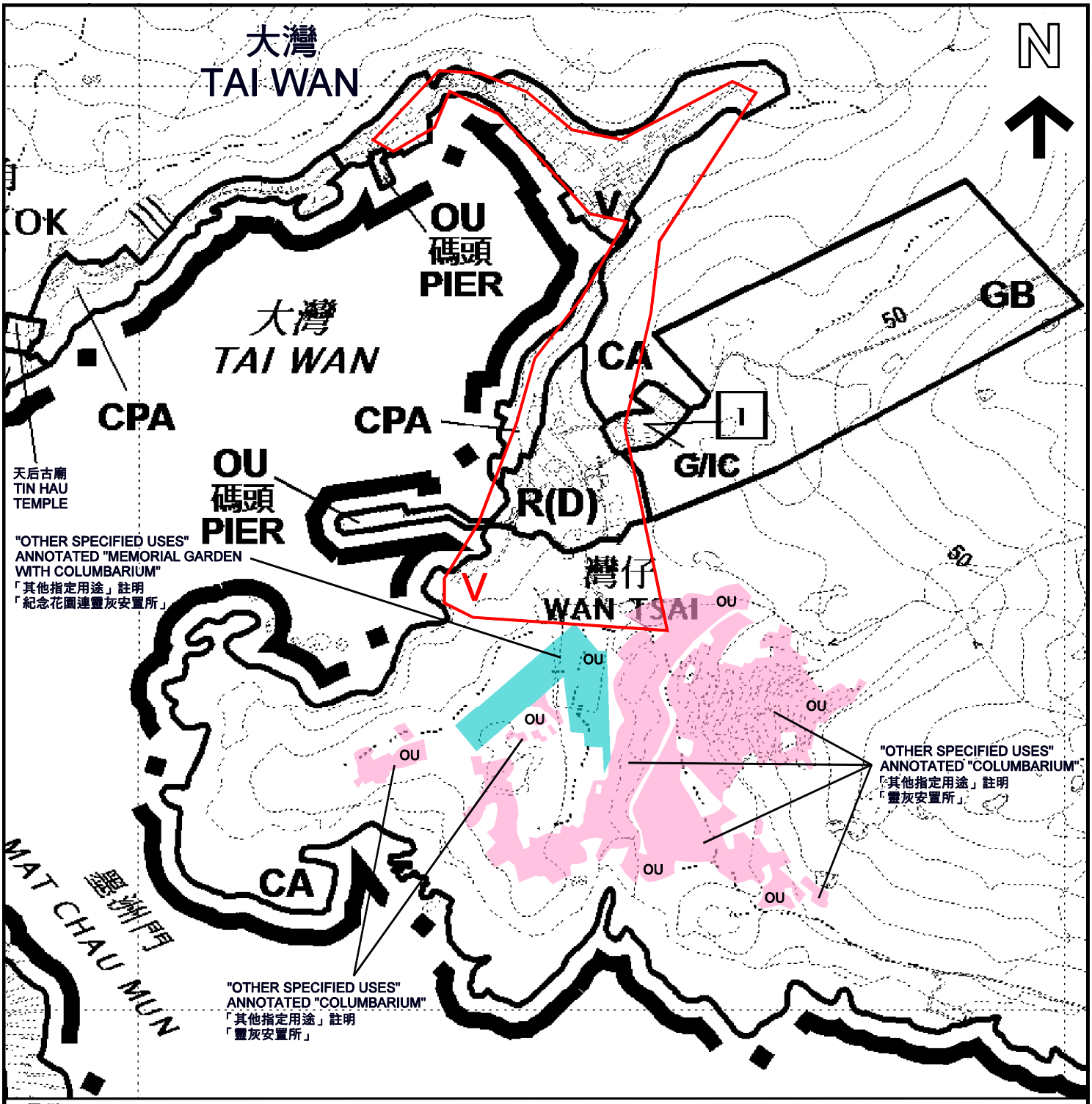
實地照片 SITE PHOTOS

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1提出的申述個案編號1-813號
以及相關意見個案編號C1-C1462作出考慮
CONSIDERATION OF REPRESENTATIONS No. 1 - 813
AND RELATED COMMENTS No. C1 - C1462
DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1 - 1 to 813

圖 PLAN
H - 4d



圖例 LEGEND

規劃範圍界線
BOUNDARY OF PLANNING SCHEME

V 申述個案編號 R8 的建議：擴大「鄉村式發展」地帶
PROPOSAL OF REPRESENTATION No. R8 : EXPANSION OF THE "VILLAGE TYPE DEVELOPMENT" ("V") ZONE

OU 申述個案編號 R9 建議：改劃為「其他指定用途」註明「紀念花園連靈灰安置所」
PROPOSAL OF REPRESENTATION No. R9 : REZONING TO "OTHER SPECIFIED USES" ("OU") ANNOTATED "MEMORIAL GARDEN WITH COLUMBARIUM"

OU 申述個案編號 R10 建議：改劃為「其他指定用途」註明「靈灰安置所」
PROPOSAL OF REPRESENTATION No. R10 : REZONING TO "OTHER SPECIFIED USES" ("OU") ANNOTATED "COLUMBARIUM"

申述人建議的用途地帶界線只作識別用
ZONING BOUNDARIES PROPOSED BY THE REPRESENTERS ARE FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年10月23日擬備，
所根據的資料為於2015年2月27日
展示的分區計劃大綱草圖編號S/I-PTI/1
EXTRACT PLAN PREPARED ON 23.10.2015
BASED ON DRAFT OUTLINE ZONING
PLAN No. S/I-PTI/1 EXHIBITED ON 27.2.2015

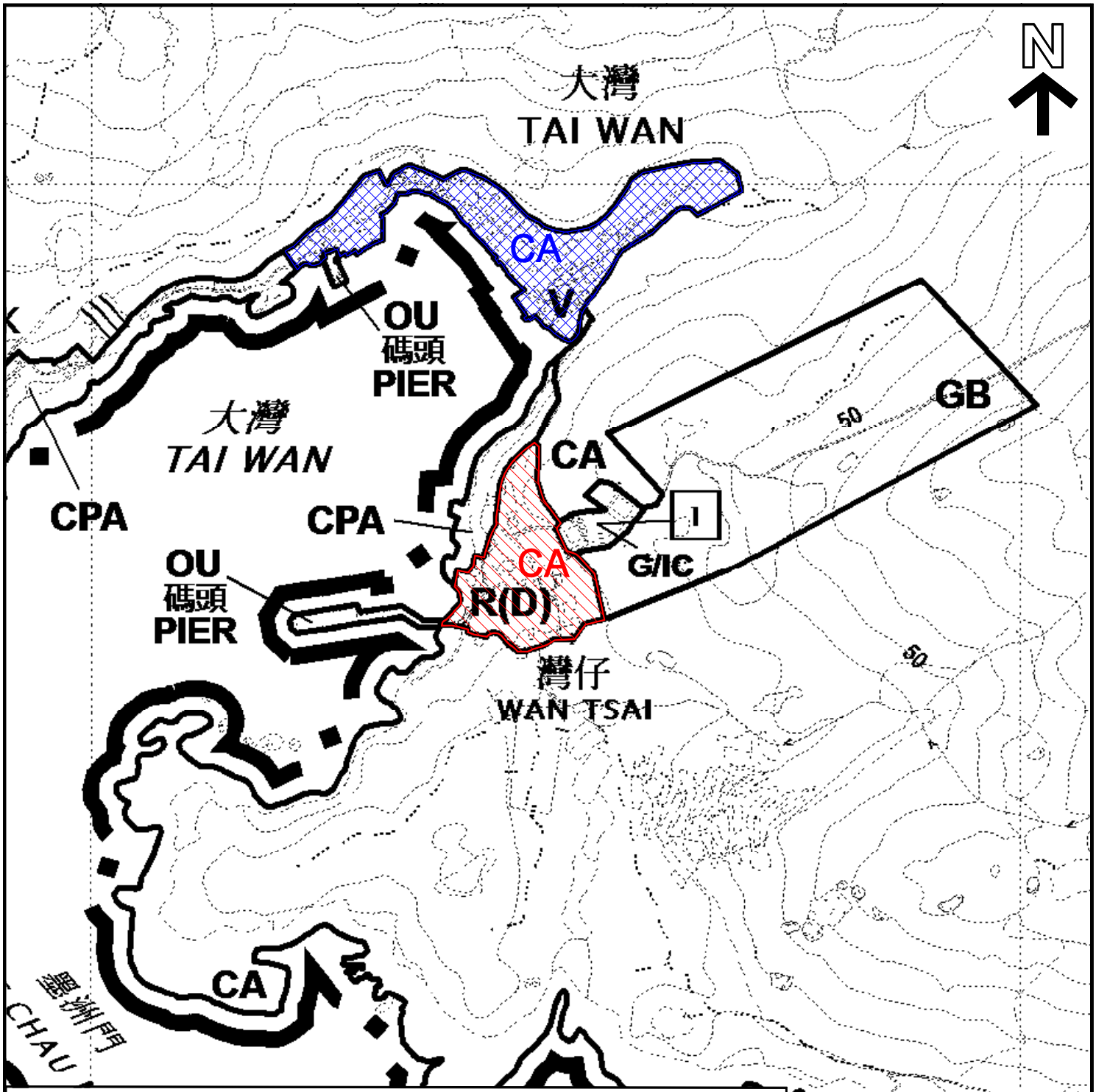
第一組 - 申述人對
分區計劃大綱草圖編號 S/I-PTI/1
的擬議修訂/建議
GROUP 1 - REPRESENTERS' PROPOSED
AMENDMENTS / PROPOSALS TO
DRAFT PO TOI OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 3 000 比例尺
米 METRES 50 0 50 100 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1-1 to 813

圖 PLAN
H - 5a



圖例 LEGEND

規劃範圍界線
BOUNDARY OF PLANNING SCHEME

申述個案編號 R3, R4, R12-R16, R18-R38, R41, R42, R44-R647, R649-R707, R709-R721, R727和R765-R767的建議：改劃整個/部分「住宅(丁類)」地帶作「自然保育區」地帶
PROPOSAL OF REPRESENTATIONS No. R3, R4, R12 to R16, R18 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 & R765 to R767 : REZONING WHOLE / PART OF THE "RESIDENTIAL (GROUP D)" ("R(D)") TO "CONSERVATION AREA" ("CA")

申述個案編號 R12 的建議：改劃整個/部分「鄉村式發展」地帶作「自然保育區」地帶
PROPOSAL OF REPRESENTATION No. R12 : REZONING WHOLE / PART OF THE "VILLAGE TYPE DEVELOPMENT" ("V") TO "CONSERVATION AREA" ("CA")

申述人建議的用途地帶界線只作識別用
ZONING BOUNDARIES PROPOSED BY THE REPRESENTERS ARE FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年10月8日擬備，
所根據的資料為於2015年2月27日
展示的分區計劃大綱草圖編號S/I-PTI/1
EXTRACT PLAN PREPARED ON 8.10.2015
BASED ON DRAFT OUTLINE ZONING PLAN
No. S/I-PTI/1 EXHIBITED ON 27.2.2015

第二組 - 申述人對 分區計劃大綱草圖編號 S/I-PTI/1 的擬議修訂/建議

GROUP 2 - REPRESENTERS' PROPOSED AMENDMENTS / PROPOSALS TO DRAFT PO TOI OUTLINE ZONING PLAN No. S/I-PTI/1

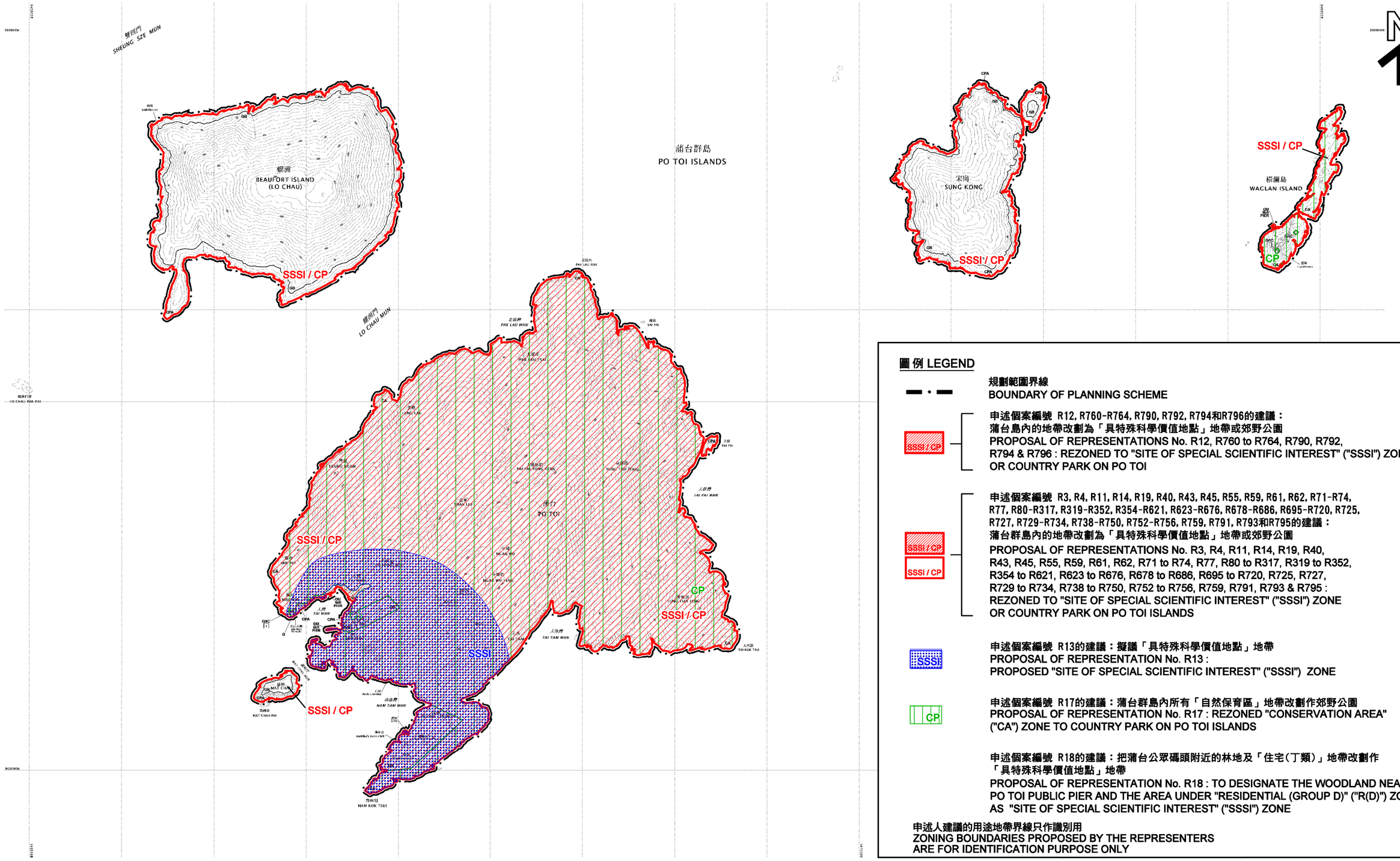
SCALE 1 : 3 000 比例尺

米 METRES 50 0 50 100 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1-1 to 813

圖 PLAN
H - 5b



圖例 LEGEND

規劃範圍界線
BOUNDARY OF PLANNING SCHEME

SSSI / CP

申述個案編號 R12, R760-R764, R790, R792, R794和R796的建議：
蒲台島內的地帶改劃為「具特殊科學價值地點」地帶或郊野公園
PROPOSAL OF REPRESENTATIONS No. R12, R760 to R764, R790, R792, R794 & R796 : REZONED TO "SITE OF SPECIAL SCIENTIFIC INTEREST" ("SSSI") ZONE OR COUNTRY PARK ON PO TOI

SSSI / CP
SSSI / CP

申述個案編號 R3, R4, R11, R14, R19, R40, R43, R45, R55, R59, R61, R62, R71-R74, R77, R80-R317, R319-R352, R354-R621, R623-R676, R678-R686, R695-R720, R725, R727, R729-R734, R738-R750, R752-R756, R759, R791, R793和R795的建議：
蒲台群島內的地帶改劃為「具特殊科學價值地點」地帶或郊野公園
PROPOSAL OF REPRESENTATIONS No. R3, R4, R11, R14, R19, R40, R43, R45, R55, R59, R61, R62, R71 to R74, R77, R80 to R317, R319 to R352, R354 to R621, R623 to R676, R678 to R686, R695 to R720, R725, R727, R729 to R734, R738 to R750, R752 to R756, R759, R791, R793 & R795 : REZONED TO "SITE OF SPECIAL SCIENTIFIC INTEREST" ("SSSI") ZONE OR COUNTRY PARK ON PO TOI ISLANDS

SSSI

申述個案編號 R13的建議：擬議「具特殊科學價值地點」地帶
PROPOSAL OF REPRESENTATION No. R13 :
PROPOSED "SITE OF SPECIAL SCIENTIFIC INTEREST" ("SSSI") ZONE

CP

申述個案編號 R17的建議：蒲台群島內所有「自然保育區」地帶改劃作郊野公園
PROPOSAL OF REPRESENTATION No. R17 : REZONED "CONSERVATION AREA" ("CA") ZONE TO COUNTRY PARK ON PO TOI ISLANDS

申述個案編號 R18的建議：把蒲台公眾碼頭附近的林地及「住宅(丁類)」地帶改劃作「具特殊科學價值地點」地帶
PROPOSAL OF REPRESENTATION No. R18 : TO DESIGNATE THE WOODLAND NEAR PO TOI PUBLIC PIER AND THE AREA UNDER "RESIDENTIAL (GROUP D)" ("R(D)") ZONE AS "SITE OF SPECIAL SCIENTIFIC INTEREST" ("SSSI") ZONE

申述人建議的用途地帶界線只作識別用
ZONING BOUNDARIES PROPOSED BY THE REPRESENTERS ARE FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2015年10月20日擬備，
所根據的資料為於2015年2月27日展示的分區計劃大綱草圖編號S/I-PTI/1
EXTRACT PLAN PREPARED ON 20.10.2015
BASED ON DRAFT OUTLINE ZONING PLAN No. S/I-PTI/1
EXHIBITED ON 27.2.2015

第二組-申述人對分區計劃大綱草圖編號 S/I-PTI/1 的擬議修訂/建議
GROUP 2 - REPRESENTERS' PROPOSED AMENDMENTS/ PROPOSALS TO DRAFT PO TOI OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 20 000 比例尺

METRES 200 0 200 400 600 800 1 000 1 200 1 400 1 600 1 800 2 000 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1-1 to 813

圖 PLAN
H - 5c

Enclosure II

Minutes of 1098th Meeting of the
Town Planning Board held on 5.11.2015

Present

Permanent Secretary for Development (Planning and Lands) Mr Michael W.L. Wong	Chairman
Mr Roger K.H. Luk	
Professor S.C. Wong	
Professor P.P. Ho	
Dr C.P. Lau	
Mr Clarence W.C. Leung	
Dr W.K. Yau	
Professor K.C. Chau	
Dr Wilton W.T. Fok	
Mr Sunny L.K. Ho	
Mr Lincoln L.H. Huang	
Ms Janice W.M. Lai	
Mr Dominic K.K. Lam	
Mr Stephen H.B. Yau	
Mr David Y.T. Lui	
Mr Peter K.T. Yuen	

Mr Philip S.L. Kan

Dr Laurence W.C. Poon

Principal Environmental Protection Officer (Strategic Assessment),
Environmental Protection Department
Mr Victor W.T. Yeung

Deputy Director of Lands (General)
Mr Jeff Y.T. Lam (a.m.)

Director of Lands
Ms Bernadette H.H. Linn (p.m.)

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

Principal Assistant Secretary (Transport)
Transport and Housing Bureau
Miss Winnie M.W. Wong

Director of Planning
Mr K.K. Ling

Deputy Director of Planning/District Secretary
Mr Raymond K.W. Lee

Absent with Apologies

Mr Stanley Y.F. Wong

Professor Eddie C.M. Hui

Ms Julia M.K. Lau

Mr Laurence L.J. Li

Ms Anita W.T. Ma

Ms Bonnie J.Y. Chan

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Patrick H.T. Lau

Ms Christina M. Lee

Mr H.F. Leung

Mr F.C. Chan

Mr Frankie W.C. Yeung

In Attendance

Assistant Director of Planning/Board
Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board
Mr Louis K.H. Kau

Senior Town Planner/Town Planning Board
Miss Anissa W.Y. Lai (a.m.)
Ms Doris S.Y. Ting (p.m.)

Sai Kung & Islands District

Agenda Item 1

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1
(TPB Paper No. 10017)

[The meeting was conducted in Cantonese.]

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

2. The Chairman said that the Town Planning Board (the Board) had agreed that the representations and comments in respect of the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1 would be heard in two groups. The Board would deliberate on the representations and commenters after completion of the presentation and question sessions for both groups.

Group 1 Hearing

Representations No. R7 to R10 and 118 comments No. C1202 to C1319

Presentation and Question Sessions

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

Mr Ivan M.K. Chung	-	District Planning Officer/Sai Kung & Islands, Planning Department (DPO/SKIs, PlanD)

Mr Richard Y. L. Siu	-	Senior Town Planner/Islands 1 (STP/Is(1)), PlanD
Mr Cary P.H. Ho		Senior Nature Conservation Officer (South), Agriculture, Fisheries and Conservation Department (SNCO(S), AFCD)
Mr Edward F.M. Yuen		Conservation Officer (Scientific Interest), (CO(SI)), AFCD

R9 - Great Peace Investment Ltd.

Ms Anna Lam Lai Kwan	]	
Mr Vincent Yeung	]	
Ms Anna Kwong Sum Yee	]	
Ms Li Chui Ling	]	
Ms Pauline Lam	]	
Mr Ted Lam	]	Representer's Representatives
Mr Kelvin CW Leung	]	
Mr Kwok Hon Kai	]	
Mr Ted Yui	]	
Ms Helen Kwan	]	

R10/C1203 - Splendid Resources Inc. and Sky Pacific Limited

Mr John Corrigall	]	Representers/Commenters' Representatives
Miss Y.Y. Pong	]	
Mr Mak Chi Yeung	]	

C1240 - Donny Ng

C1260 - 李國新

C1274 - 李金珍

Donny Ng	-	Commenters' Representative

C1251 - 劉淑薇

C1259 - 劉淑儀

C1264 - 劉金蓮

Yau Ming Chu - Commenters' Representative

4. The Chairman extended a welcome and explained the procedures of the hearing. He said that to ensure the efficient operation of the meeting, each representer/commenter or their representatives would be allotted 10 minutes for making oral submission. The representers/commenters had been informed about the arrangement before the meeting. There was a timer device to alert the representers/commenters and their representatives 2 minutes before the allotted time was to expire, and when the allotted time limit was up. The Chairman then invited the representative of PlanD to brief Members on the representations.

5. With the aid of a PowerPoint presentation, Mr Richard Y. L. Siu, STP/Is(1), made the following main points as detailed in the TPB Paper No. 10017 (the Paper) :

Background

(a) on 27 February 2015, the draft Po Toi Islands OZP No. S/I-PTI/1 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). A total of 813 representations and 1,462 comments on representations (comments) were received;

(b) on 25 September 2015, the Board decided to consider all the representations and comments in two groups :

(i) Group 1: four representations (R7 to R10) by a member of the Islands District Council (IsDC) (R7), two landowners (R9 and R10), and an individual (R8) and 118 comments (C1202 to C1319) by two landowners and individuals . All opposing the draft OZP;

(ii) Group 2: 809 representations with five from green group (R4) and individuals (R1 to R3 and R5) supporting the OZP, and 804 from

green/concern groups (R6 and R11 to R17) and individuals (R18 to R813) opposing the draft OZP; and 1,344 comments from green/concern groups (C1 to C4) and individuals (C5 to C1201 and C1320 to C1462) opposing the draft OZP;

Major Grounds of the Group 1 Representations

(c) the major grounds of the representations of Group 1 as summarised in paragraphs 2.3 (a) to (h) of the Paper were highlighted below:

Objection to the conservation zonings on the draft Po Toi OZP

(i) the proposed conservation zonings would limit the future development and smother the tourism development opportunities of Po Toi;

(ii) the "Coastal Protection Area" ("CPA") zone would adversely affect the livelihood of the locals and tourism development; and

(iii) the proposed conservation zonings would deprive the development rights on private land and contravene Article 6 and 105 of the Basic Law;

Proposed columbarium/memorial garden development

(iv) memorial garden development would be compatible with the surroundings and had no insurmountable adverse impacts;

(v) memorial garden development could meet the acute demand for niches and improve livelihood of the locals; and

(vi) the memorial garden development was an existing use and should be tolerated;

Others

(vii) the "Village Type Development" ("V") zone was insufficient to cater for the demand of Small House development;

(viii) the requirement of planning permission for filling/excavation of land would obstruct provision of infrastructural facilities;

(ix) the boundaries of burial grounds had not been clearly demarcated on the draft OZP; and

(x) the draft OZP ignored the needs of villagers and was contrary to the mission of the Board under the Ordinance;

Representers' Proposals

(d) the major proposals of representers of Group 1 as summarised in paragraphs 2.3 (i) to (n) of the Paper were to expand the "V" zone, to rezone the private lots of R9 to "Other Specified Uses" ("OU") annotated "Memorial Garden with Columbarium" and those of R10 to "OU" annotated "Columbarium", to delete the "CPA" zone on the draft OZP, to resume or compensate for land under conservation zonings, to reserve land for holiday accommodation facilities, and to reserve land for government, institution and community (GIC) facilities;

Comments on Representations

(e) Group 1 comprised 118 comments (C1202 to C1319) supporting R9 and R10's objection to the designation of their private lots as "Conservation Area" ("CA"), and their proposals to rezone their sites for development of memorial gardens. Their main grounds were the development was compatible with the surrounding natural environment, and could improve the livelihood of the locals and help address the shortages of columbarium

in Hong Kong;

The Representation Sites and their Surrounding Areas

(f) Po Toi Islands comprised a group of islands including mainly Po Toi, Mat Chau, Beaufort Island, Sung Kong and Waglan Island having a rural and natural setting with scientific importance and conservation value;

(g) the sites of R9 and R10 were located at Wan Tsai in southwest Po Toi and were accessed via a footpath leading to the Po Toi Public Pier at the northwest of the sites. The sites were currently covered by vegetation with traces of concrete slabs on the ground at the site of R10;

(h) the representation sites regarding the "V" zone were situated at that part of Po Toi Village bounded by vegetated slope to the north, Tai Wan to the southwest and a stream to the southeast. A series of one- to two-storey tenement houses were located mainly along the footpath and the northern shore of Tai Wan;

Responses to Representations and Proposals

(i) the responses to grounds of representations and representers' proposals of Group 1 as detailed in paragraphs 6.17 to 6.22, 6.30 to 6.32, and 6.35 to 6.44 of the Paper were summarized below :

Objection to the conservation zonings on Po Toi and proposals for resumption of/compensation for land under conservation zonings and deletion of "CPA" zone

(i) Po Toi comprised natural landscape with high ecological and scientific value;

(ii) designation of "CA", "CPA" and "Green Belt" ("GB") zones had

taken into account the landscape, rural and natural characteristics;

(iii) the designation of "CA" zone on the draft OZP would not deprive the owners' land use right and was not contradictory to the Articles 6 and105 of the Basic Law;

(iv) the designation of "CPA" zone had no implication on the enforcement under the Marine Park and Marine Reserves Regulation (Cap. 476A); and

(v) private land would not be resumed for nature conservation purposes under prevailing government policy;

Proposed columbarium/memorial garden development in Po Toi and proposal for "OU" zones

(vi) the proposed developments would likely involve large scale vegetation clearance and might impose adverse ecological impact on the habitats within the "CA" zone;

(vii) there was no evidence to establish any existing 'Columbarium' use on Po Toi;

(viii) even if memorial garden development was an 'Existing Use' (EU), it did not necessarily mean that it could meet relevant legislation and government requirements; and

(ix) it was premature to assume that the alleged development would be accorded the status of a pre-Bill columbarium by joining the Notification Scheme launched by the the Food and Environmental Hygiene Department (FEHD); and

Others

(x) demand for Small House development and proposals regarding the expansion of the "V" zone:

- Small House demand was only one of the various factors which were considered in drawing up the "V" zone boundary;

- an incremental approach had been adopted for designating "V" zone for Small House development with a view to minimising adverse impacts on the natural environment and the limited infrastructure on Po Toi;

- sufficient land had been reserved for Small House development in southern Lamma to meet the application in Lamma;

- the area proposed for the expansion of the "V" zone was completely outside the 'village environs' ('VE'). Land for building Small House was, in general, confined to areas within 'VE'; and

- there was currently no outstanding Small House application and the 10-year forecast for Small House demand in Po Toi was 20 in 2015. There were 0.25 ha of land available to satisfy 50% of the demand;

(xi) concerns on the planning controls on filling/excavation of land and reserving land for GIC facilities:

- provision of infrastructure and GIC facilities coordinated by government departments was generally always permitted except those involving filling of pond and diversion of stream, as well as filling/excavation of land within the "CA" and

"CPA" zones; and

- the need and timing of provision of infrastructure and GIC facilities would depend on, inter alia, population, provision standards and resources availability in consultation with relevant government departments;

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

(xii) the proposal regarding the expansion of the burial ground near Tai Wan Pier Burial Ground would adversely affect the trees and landscape of the area;

(xiii) unjustified procedures in preparing of the draft OZP:

- consultations with IsDC and the Lamma Island (South) Rural Committee (LISRC) and local residents of Po Toi had been conducted during the preparation of the draft OZP and their comments had been incorporated in the draft OZP as appropriate; and

- the statutory plan-making process was itself a public consultation process under the Ordinance;

(xiv) the proposal of reserving land for holiday accommodation facilities:

- the Notes of the "CA" zone generally followed the Master Schedule of Notes (MSN) so as to allow flexibility for provision of different facilities that might be compatible with the surrounding area for public use; and

- the uses that might impose impacts on the surroundings (e.g. Holiday Camp) had been put in Column 2 uses in the Notes

where planning application to Board was required;

PlanD's Views

(j) PlanD did not support representations of R7 to R10 and considered that the draft OZP should not be amended to meet the representations.

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

R9 - Great Peace Investment Ltd.

7. Ms Anna S.Y. Kwong said that their presentation might be slightly longer than 10 minutes and she would like to ask for extension of her allotted presentation time.

8. Referring to a set of physical models which were tabled at the meeting, Ms Kwong explained the character of Po Toi and the existing landscape surrounding the R9's site.

9. With the aid of a PowerPoint presentation, Ms Pauline Lam made the following main points from land use planning perspective:

(a) while Po Toi had Romer's Tree Frog and a diverse assemblage of over 60 species of butterflies as mentioned in paragraph 6.5 of the Paper, there was no evidence to show that these species appeared within the R9's site;

(b) the description of paragraph 6.6 of the Paper on vegetation clearance and concrete slabs were not applicable to R9's site;

(c) though paragraph 6.18 of the Paper mentioned that the Director of Agriculture, Fisheries and Conservation (DAFC) supported the "CA" zone on the OZP, there was no site-specific survey/comment being carried out or provided by DAFC;

(d) the conclusion in paragraph 6.30 of the Paper that the proposed development would likely involve large scale vegetation clearance and would impose adverse ecological impact on the habitats within the "CA" zone was unfair given that no adverse comments had been made by relevant government departments on the proposed development. The site had been used as a passageway towards the existing burial ground and its conservation value was very low. There was no large scale vegetation clearance involved partly because the site was not heavily vegetated. It was not a "Destroy First, Build Later" case. The proposed use was compatible with the existing graves. Various assessments on traffic, visual and geotechnical aspects had been conducted before the formulation of the proposed scheme;

(e) while almost 97% of Po Toi was zoned "CA", Sung Kong and Beaufort Island were zoned "GB". She queried why Po Toi deserved a more stringent control and how Po Toi differed from Beaufort Island and Sung Kong in terms of scientific significance and conservation value;

(f) there were currently only nine residents in Po Toi Island and visitors at weekends were around 500 to 700. The settlements and human activities were concentrated in a very small area near Tai Wan and the proposed development would not affect the existing residents and visitors;

(g) Po Toi was served by ferry services from Aberdeen/Stanley which operated only on Tuesday, Thursday, Saturday and Sunday with more frequent services on Saturday and Sunday. The ferry operator had supported the proposal to increase the frequency should the proposed memorial garden/columbarium be implemented. The site was only a two minutes walk from the ferry pier;

(h) the proposed memorial garden/columbarium site was surrounded by graves and urns and would not be incompatible with the existing uses;

and

(i) the "CA" zone was inappropriate for R9's site as it consisted of 19,517 sq.feet of building lot and 8,732 sq.feet of third class agricultural land. It was located just about 100m away from the ferry pier. The site was served by an existing footpath from the pier and there was a major path heading towards the existing graves in the south. As the path had been actively used by villagers and visitors, it was formed and cleared with no specific habitat type identified. Thus, the site had limited conservation value.

10. With the aid of a PowerPoint presentation, Mr Kwok Hon Kai made the following points from ecological perspective:

(a) surveys were conducted in September and October of the year which was within the autumn migration season with rich species of birds;

(b) survey points covered R9's site and major habitats around the site (including shrubland, wooded areas, village and estuary). Bird species recorded in the site and nearby reference sites were both typical in shrubland. Both species richness and abundance of birds recorded were lower than the surrounding; and

(c) R9's site accounted for a very small area of Po Toi and was not considered of special ecological value. Besides, the site was subject to existing disturbance as it was near the existing village and pier, adjacent to existing footpath to the nearby graves. The habitats were thus under recurrent human disturbance and it not necessary to zone the site "CA".

11. In response to Ms Kwong's request, the Chairman agreed that 5 more minutes could be allowed for the presentation.

12. With the aid of a PowerPoint presentation, Mr Kelvin C.W. Leung made the

following points from transport and traffic perspectives:

(a) visitor count surveys were carried out on four festival days in 2015, including the Po Toi Jiao Festival, Ching Ming Festival, immediate Sunday following Ching Ming Festival, and Tin Hau Festival, to identify the utilization of ferry service. It was found that the peak 2-way passenger flow occurred on Ching Ming Festival which was 963 per hour;

(b) the proposed columbarium comprised about 5,000 niches/urns. Based on the visitor count survey of the existing columbarium in other areas, the estimated number of visitors generated from the proposed columbarium would be about 260 incoming and 255 outgoing per hour. The visitor forecast indicated that there would be a peak 2-way flow of 1,478-1,500 total visitors per hour;

(c) the distance from the public pier to the site was about 180m with a level difference of approximately 13m. For the existing width of 1.5m to 2.8m footway, the achieved level of service of A or B were higher than the level of service of C which was acceptable to the government. The existing access road was therefore adequate to serve the pedestrian demand; and

(d) the ferry services could meet the expected passenger of 1,478-1500 which included all types of visitors to the island. The ferry service could be enhanced up to a 15 – 30 min frequency during festival days to meet the increasing demand in the future. The findings of the traffic impact assessment (TIA) revealed that the proposed columbarium would not induce any adverse traffic impact on Po Toi.

13. With the aid of a PowerPoint presentation, Ms Kwong made the following points from architectural design perspective:

(a) only part of the site, which was levelled, would be used for columbarium

development, the remaining part of the site covering mostly steep slopes, would be reserved for a butterfly garden. The pedestrian access would follow the existing footpath;

(b) the highest structure of the proposed development would be about 2m in height and thus the visual impact would be insignificant. Besides, the area involving cut and fill would be kept to the minimum;

(c) the design of the proposed development had made reference to the world heritage site, Skogskyrko Garden, in Stockholm;

(d) the representer did not take a 'destroy first, build later' approach. Rather, he respected the nature and cared for the ancestors. The proposed design was to achieve an integration of the proposed development with the existing natural character of the site. The proposal would be sustainable to provide a green environment for the future generations and no burning activities would be allowed on the site;

(e) members of the IsDC had expressed concerns on the living conditions of Po Toi as there were no fresh water and electricity supplies and lacking of public facilities. They had reservation on imposing conservation zones on private land which would restrict development, and they also considered that local infrastructure and community facilities of Po Toi should be improved;

(f) the case of Tung Ping Chau, a well-known global geopark, had provided a lesson. Imposition of conservation zonings in that would not improve the living environment of local residents; and

(g) it would not bring any benefit to the local livelihood of Po Toi if the "CA" zone was retained.

R10/C1203 - Splendid Resources Inc. and Sky Pacific Limited

14. With the aid of a PowerPoint presentation, Miss Y.Y. Pong made the following main points :

(a) the private lots of R10 fell within the "CA" zone on the Po Toi OZP. There were existing burial ground, graves and urns in the area including the land owned by R10. As such, memorial garden was considered a compatible use in the area;

Background of the existing use of the site

(b) R10 had previously made an enquiry to PlanD asking whether the Po Toi Islands was subject to any development control before commencing site works, and PlanD had advised that there were no statutory planning control for the site. The Lands Department (LandsD) did not give any advice whether the proposed memorial garden was allowed under the lease. R10 therefore began to lay 2,850 slabs within his lots, which was before publication of the Development Permission Area (DPA) plan;

(c) immediately after the news report on 19.2.2012 that the Po Toi Islands had changed into a thousand graves island, a number of government departments had inspected the site. None of them took any enforcement action except that LandsD issued a notice demanding cessation of the works on the site. The columbarium development in the name of Oasis was in existence 12 days before the publication of the first DPA plan of the Po Toi Islands on 2.3.2012;

(d) at present, only a handful of villagers were living on the island due to lack of basic facilities, transport and employment. Po Toi had not been provided with the needed services, and life was hard without local developments to create jobs and to justify provision of more infrastructures;

(e) the site was accessed via hiking trails on both private land and government land. FEHD had inspected and counted the number of niches of the Oasis twice after the Columbaria Bill was published on 16.6.2014 and included the development as a pre-Bill columbarium on 8.8.2014;

(f) it was proposed to rezone the site from "CA" to "OU" annotated "Columbarium". The justifications of the representers were as follows:

(i) there were graves and urns existing on many parts of Po Toi, including land owned by R10. The use for graves and urns was no different from that of ground niches, i.e. for memorial of the dead. Visual impact of the latter would be less than that of graves;

(ii) the number of ground niches was only 2,850. According to the estimate made by another columbarium, the total visitors generated by the development during the 2-week period for Ching Ming and Chung Yeung Festivals would be around 6,555. The chartered ferry service had agreed to support and cater for such demand;

(iii) the service run by the existing ferry operator had the capacity of handling over 1,500 visitors per day, upon prior arrangement;

(iv) the use was entirely compatible with the surrounding. The representer was willing to work closely with Green Groups to plant more trees for migratory birds, improve trekking and facilities for visitors to the Po Toi;

(v) the memorial garden could address the territorial-wide shortfall of niches and would provide an alternative built form for such facilities in Hong Kong. The villagers would be able to enjoy improved facilities and employment opportunities. Trekkers would still be able to enjoy the tranquil environment and birds

might keep coming;

(vi) the columbarium was an 'EU' which was in existence before the DPA plan. It was the Board's role to facilitate the land owners' rights for using the land in a reasonable and lawful manner; and

(vii) the lot was under Block Crown Lease by which the lot could be used for any purpose other than building as confirmed in the Melhado case (Attorney General vs Melhado Investment Ltd.).

15. With the aid of a video presentation, Miss Y.Y. Pong showed the existing conditions of Po Toi Islands including burial sites, location of the site and its surrounding areas. She concluded that providing 2,850 ground niches was a perfect solution to alleviate the demand for niches.

C1240 – Donny Ng
C1260 - 李國新
C1274 - 李金珍

16. Ms Donny Ng made the following points on behalf of 李國新 and 李金珍 :

(a) 李國新 was an indigenous villager of Po Toi and always lived in the island since birth. The island was lacking basic facilities. As there was no undersea nor overhead cables, only electricity generator could be used to supply electricity. The power supply was not stable and thus he could not use all electrical appliances at the same time. There was also no fresh water supply and he needed to carry water buckets to get water from the three small water tanks installed at Tai Wan via a long and rugged path and back to his home at Wan Tsai. He could only get low income jobs such as repairing, cleaning, cutting grass. Should development be permitted in Po Toi, he hoped to find a better paid job to improve his living environment; and

(b) 李金珍 was the wife of 李國新 and lived in Po Toi since her marriage 10 years ago. Being a housewife, the unstable power and water supplies led to serious hardship in her daily life. With only a small refrigerator, there was problem of keeping food fresh. The ferry service was also limited and she had to stay at other places once she missed the ferry. If development would be allowed in Po Toi and they could be provided with electricity, she would then be able to buy different types of food for her family.

C1251 - 劉淑薇
C1259 - 劉淑儀
C1264 - 劉金蓮

17. Ms Yau Ming Chu made the following points on behalf of 劉淑薇, 劉淑儀 and 劉金蓮:

(a) they were three sisters operating a small store in Po Toi. With no water supply, they had to carry water in buckets and use limited water in washing and cooking. Besides, the unstable power supply had made the operation of the store difficult. There were constraints in relying on the limited ferry service and they could not make bulk purchase to meet the demand of the visitors. There were also suspicions from the visitors on the food safety with limited water supply. The public toilet was also not convenient and without a flushing system; and

(b) as people living in Po Toi had to face so many constraints and difficulties, they would like to request the Government to provide water and power supplies to the island. They would welcome development in Po Toi as it would increase the number of visitors and business opportunity. They would further request the Government to consider providing a sewerage system so that they could have toilets with a flushing system.

18. As the presentation from the representers/commenters or their representatives was completed, the Chairman invited questions from Members.

The proposed columbarium at R9's site

19. A Member said that according to figure 6A in R9's written submission, half of the site would be retained as its existing state. The Member asked whether there would be any planned expansion for the proposed columbarium development in the future and whether there would be any boundary fencing for the proposed development. In response, with the aid of the PowerPoint slide, Ms Anna S.Y. Kwong said that the concerned part would be reserved for a butterfly garden and as that part of the site was mainly steep slopes, it was considered not suitable for columbarium development. While the existing vegetation would be preserved for visitors and trekkers to view the butterflies, additional trees were proposed to provide shelter and food for birds and butterflies. According to the current design, there would be no fence wall at the site.

The written enquiry of R10

20. In response to a Member's question on the written enquiry, Mr Mak Chi Yeung said that R10 had written to both PlanD and LandsD in 2011 enquiring the development restrictions on the site and the replies from both departments did not mention that the development of a memorial garden was not permitted. It was not until the media reports in February 2012 that brought public interests and attention of government departments. Mr Ivan M.K. Chung said that when a reply was given to R10 in October 2011, Po Toi Islands were not covered by any statutory plan. As such, there was no statutory planning control regarding R10's proposal at that time.

'Existing Use'

21. As regards the issue on 'EU' raised by Members, Mr Chung said that activities involving vegetation clearance and laying of concrete slabs were reported at R10's site in late 2011. To prevent any haphazard and uncontrolled development affecting the rural and natural character of the islands, a DPA plan was prepared for the Po Toi Islands and

published on 2.3.2012. An existing use survey was conducted by PlanD during the preparation of the DPA plan and only concrete slabs were identified on the site then and no columbarium use had been observed. According to the Ordinance, 'EU' in relation to a DPA plan meant a use of a building or land that was in existence immediately before the publication in the Gazette of notice of the draft plan of the DPA. The onus of proof of 'EU' rested on the person who intended to claim an 'EU' right.

22. Mr Mak said that 1,158 concrete slabs were laid on the private lots of R10 before the DPA plan was first published on 2.3.2012. They had ceased development works on the site according to a Notice issued by LandsD in February 2012. No further development works had been undertaken since the publication of the DPA plan. During the site inspection conducted by FEHD on 18.6.2014, ashes were found underneath the concrete slabs. Nonetheless, there was currently no scientific test to prove the exact types of ashes that were found. He further said that although the Town Planning Board Guidelines No. 24C was issued on interpretation of existing use in the urban and new town areas, it was not a statutory document. The existing use claim should follow the provisions in the Ordinance, which meant a use of a building or land that was in existence immediately before the publication in the Gazette of notice of the draft plan of the DPA. He advised that none of the ground niches had yet been sold or rented out. There was currently no identification on the slabs as those usually had in the existing columbarium developments.

23. Mr Chung said that the OZP was published in 2015. The site inspection was conducted by FEHD in 2014 when the DPA plan was in force. The R10's site fell within areas zoned "Unspecified Use" in the DPA plan in which 'Columbarium' use required planning permission from the Board. As stated in paragraph 6.32 of the Paper, a Private Columbaria Licensing Board would be set up upon the enactment of the Private Columbaria Bill (the Bill) to serve as the licensing authority. A Notification Scheme was launched on 18.6.2014 to collect information on the operational particulars of the private columbaria, and R10 had joined the Notification Scheme. It would be up to the licensing authority to determine whether a site should be accorded a pre-Bill columbarium based on the collected information as well as any further information that might be required. As such, whether the development at R10 would be accorded a pre-Bill columbarium status could not be ascertained at present.

24. Ms Kwong confirmed that the proposed columbarium development at R9's site had not yet been implemented.

Lease Aspects

25. As regards the lease aspects, Mr Chung said that the private land of R9 was mainly building lots (about two-third) with a maximum floor area of about 1,800m^2, and the remaining one-third of the land was agricultural lots. The private land of R10 was mostly agricultural lots without building entitlement.

26. Mr Mak said that the memorial garden of R10 would be ground niches and no building structure would be required. The layout of ground niches was arranged in a spacious manner. There would be no fence wall at the site.

Traffic Aspects

27. In response to Members' questions relating to the traffic impact assessment (TIA) and ferry capacity, Mr. Kelvin C.W. Leung said that the TIA of R9 had included only the existing and planned developments. As it was not expected to have future expansion for the proposed columbarium, only the additional trips generated by the 5,000 niches of the proposed columbarium at the R9's site were taken into account. The ferry services would be able to increase its frequency to every 30 minutes or even every 15 minutes. The existing operator of the ferry service had a fleet of vessels of different sizes. Field survey had shown that they were using vessels of seating capacities ranging from 300 to 400 persons. As such there was spare capacity of the ferry service to cater for the proposed columbarium development. Ms Kwong supplemented that the operator of the proposed columbarium had agreed with the existing ferry operator to improve the schedule of ferry services upon implementation of the proposed development at R9's site.

28. In regard to question on comments of the Transport Department (TD) on the TIA, Mr Chung said that TD advised that under the current arrangement, the maximum carrying capacity of the two ferry vessels officially deployed for the ferry service (kaito) for Po Toi was 186 and 141 respectively. The ferry operator should apply for TD's approval for

deploying other vessels to the existing ferry services. TD considered that the assumed trip rates, the level of service assessment, as well as a maximum capacity of 432 in the TIA were not justified. The TIA had therefore not demonstrated that traffic impact of the proposed development would be acceptable.

29. In response to a Member's question on whether private ferry service would be provided by the columbarium operator, Mr Mak said that they would not rule out the possibility at the current stage as columbarium was a lucrative business. As noted from a photo in the PowerPoint slide of PlanD, a Member raised concern on the double parking of ferries at the pier and the need for passengers to board a ferry via another vessel. In response, Mr Mak advised that the double parking was only for waiting purposes and not for boarding of passengers.

The proposed "OU (Columbarium)" zoning

30. In response to a Member's question on development control and design restriction for the proposed "OU (Columbarium)" zone, Mr Chung said that both representers had not submitted any specific details on the development control for the proposed "OU" zone for the Board's consideration. However, with reference to some OZPs currently in force, planning permission from the Board could be required for columbarium development within the "OU (Columbarium)" zone in order to ensure proper control and monitoring and relevant departments' requirement could be imposed through approval conditions.

Permitted Burial Grounds

31. In response to a Member's question on the existing burial grounds, Mr Chung, with the location plan of the two permitted burial grounds in Po Toi shown on the visualizer, said that the permitted burial grounds were for burial of the deceased indigenous villagers and fishermen in the Area but he did not have any information on the capacity of the existing permitted burial grounds which were administered by the District Officer/Islands, Home Affairs Department (DO/Is, HAD). He understood that villagers needed to obtain a certificate from the relevant District Offices for burial activities within the permitted burial grounds. The indigenous villager status of the deceased would be verified before issuing the

burial certificate. He did not have any information on the fee charged, if any. Some graves found outside the permitted burial grounds were mostly on government land.

Other Aspects

32. A Member raised concern on fire hazard of the proposed memorial garden and columbarium development as there was no water supply in Po Toi. In response, Mr. Mak said that no burning of rituals activities would be allowed within R10's site. As the ground niches would be arranged in a spacious manner and sufficient space had been reserved for internal circulation and passageway of visitors, it would be easy to manage the activities on the site and to cope with the emergency situation. Ms Kwong said that no furnace would be built on the site of R9. They would state in the future rental or sales agreement that no burning of rituals activities would be allowed within the site. A small management office would be provided in the site manned by professionals experienced in columbarium operation. It would help to provide employment opportunity for the local villagers as well.

33. Mr. K.K. Ling, the Director of Planning said that there were currently insufficient public facilities in Po Toi. He asked how public facilities would be enhanced and the living environment could be improved after the development of the proposed columbaria. He also asked whether the representers had approached the utility companies to confirm arrangement for improvement on provision of their services to Po Toi. In response, Mr Mak said that public utility providers did not usually provide services for a private project. However, since early 2015, R10 had offered to provide support and subsidies to the villagers on water and electricity supplies. They had also tried to consult villagers on what types of facilities they required by posting notice in the village. Mr Mak further said that R10 had intended to set up a management fund for maintenance and operation of the columbarium development. They would be willing to support the provision of local infrastructure and contribute to the general welfare of the residents of Po Toi, using part of the management fund. Ms Kwong supplemented that there would be two funds for the proposed development at R9's site, one for operation of the proposed columbarium development and one for charity.

34. In response to the sewerage and drainage issues, with the aid of PowerPoint slides, Ms Kwong showed the drains of the existing house structures, which disposed

untreated effluence directly into the sea. Mr. Ted Yui supplemented that there would be provision of septic tanks for the proposed columbarium development at R9's site.

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

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

[Dr W.K. Yau left the meeting at this point.]

Group 2 Hearing

Representations No. R1 to R6 and R11 to R813 and Comments No. C1 to C1201 and C1320 to C1462

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

Mr Ivan M.K. Chung	-	DPO/SKIs, PlanD
Mr Richard Y L Siu	-	STP/Is(1), PlanD
Mr Cary P.H. Ho	-	SNCO(S), AFCD
Mr Edward F.M. Yuen	-	CO(SI), AFCD

R1 - Ms Kong Choi Ping

Ms Kong Choi Ping	-	Representer

R4 - Association for Geoconservation

Ms Cindy Choi	-	Representer's Representative

R6 - 蒲台島村公所工作關注組

Mr Law Sing	]	
Mr Leung Chun Man	]	
Mr Chan Chiu Cheung	]	
Mr Lai Chak Sum	]	
Ms Kwok Yee Chu	]	
Mr Cheung Muk Shi	]	Representer's Representatives
Ms Kwok Ngan Ying	]	
Mr Cheung Wai Ming	]	
Mr Leung King Wai	]	
Mr Lau Siu Ming	]	
黃喜仔	]	
梁金勝	]	

R11 - The Conservancy Association

C373 - Ng Hei Man

Mr Wick Leung Tak Ming	-	Representer/Commenter's Representative

R12 - Hong Kong Wild Bird Conservation Concern Group

R13/ C1 - Hong Kong Bird Watching Society

R40 - Fung Po Yee

R192 - Cecilia Kwan

R196 - Winnie Ching

R208 - 胡小姐

R291 - 楊莉琪

R351- YW Chung

R439 - Tao Oi Yan

R618 - Calie Tsang

R664 - Sonny Chan

R710 - Mak Hei Man

R739 - 李鍾海

R762 - Candy Lo

C484 - Chan Kang Ming

C549 - 陳穎珊

C927 - 胡小姐

C1180 - Lee Ka Lam

Hong Kong Bird Watching Society (Represented by Mr Yu Yat-tung Mr Geoff Welch Ms Woo Ming Chuan)	-	Representers/Commenters' Representatives

R15/ C2 - World Wide Fund for Nature Hong Kong

Mr Andrew Chan	-	Representer/Commenter's Representative

R16 - Kadoorie Farm & Botanic Garden Corporation

Mr Nip Hin Ming	-	Representer's Representative

R17 - Green Sense

Ms Ho Ka Po	-	Representer's Representative

R18 - Mr Ruy Barretto

Mr Ruy Barretto	-	Representer

C391 – Leung Fung Yin

C1329 - Leung Ming Yiu

C1330 - Leung Choi Ha

C1443 - Leung Mei Ting

Ms Leung Fung Yin	-	Commenters' Representative

C733 - Christina Chow

Ms Christina Chow - Commenter

C1191- Tang Hon Tong

Mr Tang Hon Tong - Commenter

C1320 - Alliance for the Concern over Columbarium Policy

Tse Sai Kit - Commenter's Representative

37. The Chairman extended a welcome and explained the procedures of the hearing. He said that to ensure the efficient operation of the meeting, each representer/commenter or their representatives would be allotted 10 minutes for making oral submission. The representers/commenters had been informed about the arrangement before the meeting. There was a timer device to alert the representers/commenters and their representatives 2 minutes before the allotted time was to expire, and when the allotted time limit was up. The Chairman then invited the representatives of PlanD to brief Members on the representations.

38. With the aid of a PowerPoint presentation, Mr Richard Y. L. Siu, STP/Is(1), made the following main points as detailed in the Paper:

Background

(a) on 27 February 2015, the draft Po Toi Islands OZP No. S/I-PTI/1 was exhibited for public inspection under section 5 of the Ordinance, a total of 813 representations and 1,462 comments on representations (comments) were received;

(b) on 25 September 2015, the Board decided to consider all the representations and comments in two groups :

(i) Group 1: four representations (R7 to R10) by a member of the IsDC (R7), two landowners (R9 and R10), and an individual (R8) and 118 comments (C1202 to C1319) by two landowners and

individuals. All opposing the draft OZP;

(ii) Group 2: 809 representations with five from green group (R4) and individuals (R1 to R3 and R5) supporting the OZP, and 804 from green/concern groups (R6 and R11 to R17) and individuals (R18 to R813) opposing the draft OZP; and 1,344 comments from green/concern groups (C1 to C4) and individuals (C5 to C1201 and C1320 to C1462) opposing the draft OZP;

Major Grounds of Group 2 Representations

(c) the major grounds of the representations as summarised in paragraph 2.4 (a) to (l) of the Paper were highlighted below:

Ecological and conservation values of Po Toi

(i) mature woodlands on Po Toi provided an important stopover and refuge site for migratory birds;

(ii) Po Toi supported a natural population of many endemic/endangered species; and

(iii) PlanD had muddled up, misinterpreted and obscured the data regarding the conservation value of Tai Wan;

Education and recreational development within the "CA" zone

(iv) development of education and recreational facilities might involve removal of trees, and would threaten Po Toi as a crucial refuelling stop for migratory birds; and

(v) permitting development of such facilities was not in line with the planning intention of the "CA" zone which was to impose stringent

planning control for conservation purpose;

"Residential (Group D)" ("R(D)") zone boundary and residential development in Po Toi

(vi) zoning Tai Wan, the core area of conservation value, as "R(D)" was unjustified;

(vii) residential development within the "R(D)" zone would threaten migratory birds. That was particularly the case for redevelopment or addition/alteration/modification to existing houses as it did not require planning permission from the Board and ecological impact assessment;

(viii) the "R(D)" zone was excessive as compared to the footprint of existing structures;

(ix) permitting new residential development in the "R(D)" zone was inappropriate given the conservation value of the area; and

(x) as redevelopment of house might be permitted within "CA" zone on application to the Board, the "R(D)" zone was not necessary;

V" zone boundary

(xi) the "V" zone encroached upon a crucial mature woodland habitat for migratory birds and a valley containing sensitive water body;

(xii) it was doubtful in the way the Small House demand was estimated given the absence of Village Representative from Po Toi Village; and

(xiii) over-estimation of Small House demand would attract application

from southern Lamma, thereby increasing the burden of Small House development in Po Toi;

Others

(xiv) the draft OZP had no specific mechanism to protect the woodlands that supported migratory birds;

(xv) zoning vast tracts of land at Ngong Chong for burial activities was not necessary as it was too remote and therefore rarely been used; and

(xvi) tolerating existing burial grounds under the draft OZP would encourage 'destroy first and build later' for other areas to be covered by DPA Plans;

Representers' Proposals

(d) the major proposal of the representers as summarised in paragraphs 2.4 (m) to (x) of the Paper were highlighted below:

Proposals relating to the "CA" zone

(i) to delete all statements related to education/recreational development with overnight accommodation within the "CA" zone in the OZP;

Proposals relating to the "R(D)" zone

(ii) to rezone the whole "R(D)" or the portion covered with woodland within the "R(D)" zone to "CA" zone;

(iii) to limit the "R(D)" zone to areas covered by existing structures

only;

(iv) to relocate the "R(D)" zone to areas with less mature trees/lower ecological sensitivity; and

(v) to amend the Notes of the "R(D)" zone by moving 'House (Redevelopment, Addition, Alteration and/or Modification to existing house only)' from Column 1 to Column 2 and delete all Column 2 uses under "R(D)" zone and only redevelopment of existing structures would be permitted;

Proposals relating to the "V" zone

(vi) to reduce the size of the "V" zone to avoid the mature trees along its northern periphery and the stream to its northeast;

(vii) to amend the Notes of the "V" zone by moving 'House (New Territories Exempted House only)' from Column 1 to Column 2 uses and deleting all Column 2 uses; and

(viii) to rezone the whole "V" to "CA";

Other Proposals

(ix) to designate the area around Wan Tsai, the "R(D)" zone on Po Toi, or Po Toi or all the Po Toi Islands as "Site of Special Scientific Interest" ("SSSI");

(x) to designate Po Toi/Po Toi Islands as Country Park;

(xi) to introduce tree felling control clauses to the Notes of the OZP;

(xii) to delete 'Columbarium', 'House' and 'New Territories Exempted

House' from Column 2 uses under "GB" zone;

(xiii) to enlarge the "GB" zone near Tai Wan Pier and to reduce the "GB" zone at Ngong Chong; and

(xiv) to expand the "V" zone;

Comments on Representations

(e) Group 2 comprised 1,344 comments (C1 to C1201 and C1320 to C1462) supporting the adverse representations and proposals made by green/concern groups, and opposing representers R9 and R10's proposal to rezone the representation sites for development of memorial gardens and columbarium. C1 to C4 and C1320 to C1461, in particular, objected to R9 and R10's proposal to rezone the sites for development of columbarium as they would destroy the natural environment and the habitats for migratory birds in Po Toi;

The Representation Sites and their Surrounding Areas

(f) Po Toi Islands comprised a group of islands including mainly Po Toi, Mat Chau, Beaufort Island, Sung Kong and Waglan Island having a rural and natural setting with scientific importance and conservation value;

(g) the representation sites in respect of the "R(D)" were located to the west of the ferry pier and was occupied mainly by one- to two-storey temporary structures. Most of the structures were occupied while some were ruins;

(h) the representation sites in respect of the "V" zone was situated to the southwest Tai Wan with one- to two-storey tenement houses; and

(i) the sites of R9 and R10 were located at Wan Tsai in southwest Po Toi and were accessed via a footpath leading to the Po Toi Public Pier at the

northwest of the sites. The sites were currently covered by vegetation with traces of concrete slabs on the ground at the site of R10.

[Mr Philip S.L. Kan returned to join the meeting at this point after the break.]

Responses to Representations and Proposals

(j) the responses to grounds of representations and representers' proposals of Group 2 as detailed in paragraphs 6.17, 6.22 to 6.29, and 6.33 to 6.43 of the Paper were summarized below :

Ecological, conservation and heritage values of Po Toi

(i) PlanD had taken into account the habitats of high ecological/scientific values, as well as landscape character, local topography, site characteristics, stakeholders' views and concerned departmental advice during the formulation of the draft OZP;

(ii) the general planning intention of the draft OZP was to conserve the areas of high ecological significance. The designation of "CA", "CPA" and "GB" zones on the draft OZP had duly reflected that intention; and

(iii) DAFC supported the designation of "CA" zoning and had no objection to the designation of "CPA" and "GB" zones;

Concerns on education and recreational development within the "CA" zone and proposals relating to the "CA" zone

(iv) the Notes of the "CA" zone generally followed the MSN so as to allow flexibility for provision of different facilities that might be compatible with the surrounding area for public use; and

(v) uses that might impose adverse impacts on the surroundings (e.g. Holiday Camp) had been put in Column 2 uses in the Notes where planning application to the Board would be required;

"R(D)" zone boundary, and proposals relating to the "R(D)" zone

(vi) various factors including land status, conservation of the ecological value in the Area, locations of existing domestic structures/squatters and site characteristics had been considered in the delineation of the "R(D)" zone;

(vii) both AFCD and EPD had no objection to the boundary of the "R(D)" zone;

(viii) the Notes of the "R(D)" zone generally followed the MSN; and

(ix) planning application to the Board would be required for new house development within the "R(D)" zone. Each application would be considered based on its own merits taking account of the prevailing planning circumstances;

"V" zone boundary and proposals relating to the "V" zone

(x) Small House demand was only one of the various factors considered in drawing up the "V" zone boundary;

(xi) an incremental approach had been adopted for designating "V" zone for Small House development with a view to minimising adverse impacts on the natural environment and the limited infrastructure in Po Toi;

(xii) mature woodland to the north of Po Toi Village had been excluded from the "V" zone boundary after considering the public and

government departments' comments during the plan formulation stage;

(xiii) under the prevailing land policy, the indigenous inhabitants in southern Lamma could build Small House in Po Toi only if they had obtained private land thereat;

(xiv) sufficient land had been reserved for Small House development in southern Lamma;

(xv) the proposal to revise the Notes of the "V" zone was not appropriate as it generally followed the MSN;

(xvi) uses that might impose adverse impacts on the surroundings had been put in Column 2 uses in the Notes where planning application to the Board was required; and

(xvii) there were existing mechanisms administered by LandsD to regulate Small House development;

Other Proposals

(xviii) designation of Po Toi Islands as "SSSI" and/or Country Park :

- the planning intention to conserve Po Toi Islands had been clearly reflected in the conservation zonings designated on the draft OZP;

- the designation of Po Toi Islands as "SSSI" was subject to detailed study; and

- the designation of Country Park was under the jurisdiction of the Country and Marine Parks Authority which was outside the

purview of the Board;

(xix) lack of mechanism to protect the mature woodland and control of tree felling :

- mature woodland with high scientific and ecological values had been zoned "CA" for conservation purpose;

- there were existing mechanisms to control felling of trees:

  - government land: Development Bureau Technical Circular (Works) No. 10/2013, "Tree Preservation";

  - private Land: land lease conditions and Lands Administration Office Practice Notes (LAO PN) No. 7/2007, "Tree Preservation and Tree Removal for Building Development in Private Projects"; and

- in approving planning applications, the Board could impose relevant conditions on tree preservation;

(xx) burial grounds in the "GB" zones and proposals relating to the "GB" zone :

- burial activities within the permitted burial grounds were administered by DO/Is, HAD;

- should unauthorised development be found, enforcement action would be instigated under the Ordinance as appropriate; and

- the Notes of the "GB" zone generally followed the MSN which allowed flexibility for provision of different facilities that

might be compatible with the surrounding area for public use;

PlanD's Views

(k) PlanD noted the supportive views of R1 to R5, did not support the remaining views of R1 to R5 and the representations of R6 and R11 to R813 representations, and considered that the draft OZP should not be amended to meet the representations.

R1 - Ms Kong Choi Ping

39. Ms Kong Choi Ping made the following main points:

(a) she opposed the memorial garden development in Po Toi. Although she was not a resident of Po Toi, her grandfather was a fisherman living there. She and her family went to Po Toi every year during the Tin Hau Festival and year-end offering ceremony;

(b) she knew about the proposed memorial garden development in Po Toi three years ago. Should the proposal be approved, Po Toi would be turned into 'a thousand graves island';

(c) Po Toi had potentials for tourism development. The island was full of amazing rock features such as the Coffin Rock, Tortoise Rock, Monk Rock, Budda's Palm cliff, and Seashell Rock, etc. which were of high geological value and were as attractive as those famous rocks in Taiwan and Australia. The only constraint for tourism development in Po Toi was the lack of power and water supplies;

(d) after she met the friends of the Bird Watching Society, she knew that there were so many birds flying to Po Toi. As Hong Kong became so densely built up, places for migratory birds to stopover should be preserved; and

(e) she requested the Board not to support the memorial garden development.

R4 - Association for Geoconservation

40. With the aid of a PowerPoint presentation, Ms Cindy Choi made the following main points:

Invaluable Natural Geological Heritage with High Aesthetic Value

(a) Po Toi was an excellent outdoor geological classroom showcasing typical landforms of granite with intrusion and geological features of high aesthetic value in one small island;

(b) Po Toi was of local and international interests and was best for ecological and geological conservation, education and sustainable development;

(c) the granitic plutons of Hong Kong were 140 million years old comprising typical unique granitic landforms. Without an OZP covering the Area, there would be illegal destruction and unscrupulous digging resulting in a ecological and geological disaster;

(d) there were various possible choices of development for Po Toi :

- for tourism development, sightseeing the natural ecological and geological features or for development of columbarium/memorial garden with densely populated village settlement;

- local community sustainable eco/geo tourism business or business only during Ching Ming and Chung Yang Festivals; and

- a unique natural Po Toi attraction or urban development common in other parts of Hong Kong;

[Dr. C.P. Lau left the meeting at this point.]

(e) the Association supported the draft OZP which adopted a holistic approach in protecting Po Toi Islands for its high and unique ecological, geological, geomorphological, historical and cultural values. They also supported the current "CA" zonings and considered that the "CA" zone should be expanded to cover all mature trees/woodland which were the key habitat for the birds and that would not limit future developments and opportunities for tourism. They proposed to rezone the "R(D)" zone to "CA" which would also allow redevelopment of existing houses;

(f) the Association strongly objected to the rezoning of the "CA" zone for the development of memorial gardens and columbarium which had abused existing use right and was a 'destroy first, develop later' case;

(g) the "V" zone should not be expanded to Wan Tsai area and the current proposed "V" zone and "R(D)" zone would increase human disturbance to the surroundings, cause water pollution and public health problem by the sewage runoff;

(h) the Association proposed to designate the Po Toi Islands as Country Park as nowhere else in Hong Kong had such high ecological, geological and cultural value found in one small island;

(i) ecotourism and geotourism would be the best approach which would enable conservation and sustainable economic development of local communities and other stakeholders, and not just benefiting a small group of property developers.

R6 - 蒲台島村公所工作關注組

41. Mr Leung Chun Man, the Chairman of the Po Toi Village Office, said that as an indigenous villager of Po Toi, he objected to the proposed columbarium and memorial garden

development. The laying of concrete slabs in Po Toy would affect the tourism development of Po Toi.

42. Mr Chan Chiu Cheung said that as an indigenous villager of Po Toi, he would like to express his feeling about land use changes in the sites of R9 and R10. The two sites were previously proposed for holiday houses and the villagers were informed of the design/layout of the proposed scheme. They had been looking forward to the implementation of the proposal. Recently, the proposal was changed to columbarium which was for the deceased. The new proposal was unacceptable and he opposed the proposed columbarium.

43. Mr Lai Chak Sum, an indigenous villager of Po Toi, said that he supported the draft OZP and opposed the proposed columbarium.

44. Ms Kwok Yee Chu said that she had lived in Po Toi for a long time but had to move out from the island because of her children's education. Po Toi was not known to many Hong Kong people in the early 1970's. She was happy to see more and more people knew about Po Toi and there were many visitors attracted to Po Toi. Local meetings had been held and many residents did not accept the proposed columbarium development. Though the developers of the columbarium had offered subsidies in the provision of water and power supplies to Po Toi, she considered that provision of the basic facilities should be the responsibility of the Government. She would like to demand the Government to improve the footpath from the restaurant at Tai Wan Tsuen leading to the pier to a barrier-free access to cater for emergency.

45. Mr Law Sing said that the proposed columbarium development would destroy the natural environment of their home land. They would not abandon their native home in lieu of the provision of public facilities proposed by the developers. The objective of setting up the Concern Group for Po Toi was to support the draft OZP and the "CA" zone, as well as to oppose the columbarium development.

R11 - The Conservancy Association

C373 - Ng Hei Man

46. With the aid of a PowerPoint presentation, Mr Wick Leung Tak Ming made the following main points:

(a) Po Toi Island was unique for its natural environment with minimal human disturbance, and provided a resting and foraging habitat for migratory birds of East Asia-Australian Flyway. There were 328 species recorded on Po Toi Island. It required more efforts in planning control similar to other bird hotspots such as Mai Po and Tai Po Kau which were special areas, and Long Valley which was a nature park;

(b) the ecological treasure trove also contained the endemic Romer's Tree Frog (*Liuixalus romeri*), an "Endangered" species under IUCN Red List of Threatened Species; some rare floral species including Water Fern (*Ceratopteris thalictroides*), listed as wild plant under State protection (Category II); and the marine water between Po Toi and Beaufort Island contained various types of soft corals, gorgonians and black corals. According to the South West New Territories Development Strategy Review in 2001, the potential to designate Po Toi Islands as Country Park had been initially confirmed;

(c) the "R(D)" zone was close to a pier and thus had been a hot spot for bird watching. Besides, mature and large trees up to 10m to 12m high including *Ficus microcarpa* were scattered within the zone. Some parts of the "V" zone were also covered by mature woodlands. As most of the woodlands were not within private lots and there was no need to zone the concerned area as "V". The aerial photos of Po Toi had shown that these mature woodlands were more than 40 years of age;

(d) they had serious concern that ecologically important mature woodlands had been included in the proposed "V" and "R(D)" zones. According to a preliminary study on bird migration for Po Toi in 2007, the number of

bird species at Fung Shui tree and woodland scrub habitats was found to be doubled that found at bush scrub and grassland habitats (119 bird species as compared to 55 bird species);

[Mr Sunny L.K. Ho left temporarily and Mr Clarence W.C. Leung left the meeting at this point.]

(e) during consideration of the draft OZP, PlanD had proposed to rationalise the boundary of the "V" zone by slightly moving southward to exclude the slopes and mature trees to reflect the ecological importance of the area (paragraph 4.1(b) of TPB Paper No. 9845). As Small House demand was only one of the various factors considered in drawing up the "V" zone boundary, they proposed to delete area zoned "V" which was covered by mature trees and rezone them to "CA". According the usual practice, Small House demand forecast was provided by the relevant village representatives (VR). As it had been many years that Po Toi Village did not have a VR, the current forecast was provided by the LISRC to LandsD as stated in TPB Paper No. 9800. They had doubt on the relevance of the LISRC representing Po Toi Village to estimate Small House demand. Such estimation would affect the size of the "V" zone and it was not justified to include so many government land into the "V" zone;

(f) paragraph 9.1.2 of the Explanatory Statement of the Po Toi OZP stated that the "R(D)" area "is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins". However, it did not mention that there were also many mature trees and fruits trees;

(g) according to the Planning Report produced by PlanD in 2014, LISRC had requested expansion of the "V" zone to Tai Wan and to allow development of holiday house to improve the livelihood of the local residents. The area near the pier was thus rezoned to "R(D)" in response

to the request. Redevelopment of Small House was permitted in the "R(D)" area even if it did not fall with the 'VE'. The development of luxury house, Small House and holiday house would aggravate the problem of no water and power supplies and flushing facilities in Po Toi;

(h) as 'flat' and 'holiday house' in the "R(D)" zone were Column 2 uses which would require planning permission from the Board, one might think that future approved developments would not bring about adverse ecological impact as they were subject to planning control. However, 'House (Redevelopment, Addition, Alteration and/or Modification to existing house only)' was a Column 1 use which was always permitted. Tree trimming and tree felling would be inevitable to facilitate development and would affect the woodland;

(i) the planning intentions of "R(D)" and "CA" zones were different. The "R(D)" zone was intended for development and not for tree protection. Most of land within the "R(D)" zone were government land, only four small sites were private lots. It was the responsibility of the Government to act on public interest to avoid any potential impact on the ecology. It was thus proposed to move 'House (Redevelopment, Addition, Alteration and/or Modification to existing house only)' to Column 2 to strike a balance between development and conservation; and

(j) besides, to better conserve the environment for birds, promoting bird watching and achieving long-term sustainable development, designation of Po Toi as Country Park would be a win-win solution for local residents, the general public and the nature.

R12 - Hong Kong Wild Bird Conservation Concern Group

R13/ C1 - Hong Kong Bird Watching Society

R40 - Fung Po Yee

R192 - Cecilia Kwan

R196 - Winnie Ching

R208 - 胡小姐

R291 - 楊莉琪

R351- YW Chung

R439 - Tao Oi Yan

R618 - Calie Tsang

R664 - Sonny Chan

R710 - Mak Hei Man

R739 - 李鍾海

R762 - Candy Lo

C410 - 鄭家榮

C484 - Chan Kang Ming

C549 - 陳穎珊

C927 - 胡小姐

C1180 - Lee Ka Lam

47. With the aid of a PowerPoint presentation, Mr Geoff Welch made the following main points on the importance and uniqueness of Po Toi:

(a) Po Toi was the prime site in Hong Kong for migratory land birds and seabirds, a equivalent to Mai Po for water birds and shore birds, and Tai Po Kau for forest birds. Every year, millions of land birds migrated between their breeding grounds in the north of East Asia to their winter grounds in the south. Migrating birds might fly 300 km in one flight and then took three days rest/feeding before the next flight. Birds used natural physical characteristics to guide their migration, often following the coastline;

(b) there were about 1,440 Chinese Sparrowhawks being recorded within two hours in a day of 2010. A ringed Japanese Yellow Bunting which was on the IUCN Red List was found in Po Toi during the autumn of 2007. It had flown over 3000 km from Japan to Hong Kong;

(c) the diversity of bird species in Po Toi was very high. The 328 species

recorded was more 60% of the Hong Kong total. The species were comparable to that recorded within the BirdLife's Important Bird and Biodiversity Areas (IBA) of Hong Kong such as Mai Po, Tai Po Kau, Shing Mun and Tai Mo Shan area. It had the richest diversity of bird species in Hong Kong on a species per area basis;

(d) there were 20 rare species in the Hong Kong First Records from 2005 to 2015 found in Po Toi which were more than those of Mai Po and Tai Po Kau combined. There were at least 140 species considered as having conservation importance according to the assessment methods adopted under Environment Impact Assessment Ordinance (EIAO) and at least 172 species according to the appendices of Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) and Bonn Convention on Migratory Species. Among them, eight species were listed as "Vulnerable", five were listed as "Near Threatened", and one was listed as "Endangered" on IUCN Red List. The BirdLife International had issued a letter supporting the scientific value and international importance of Po Toi;

(e) the land bird migrants in Po Toi were mainly found around Tai Wan village, the vacant school, the pier and towards the south peninsular and Mo's Old House where Fung Shui and fruit trees were found. Most birds arrived Ngong Chong first and subsequently moving through the scrubland to the central area with large trees near Tai Wan and Wan Tsai which were the best feeding areas. As such, the area should be protected to preserve the ecological linkage between the landing point and the feeding area and not to be zoned "R(D)" for development; and

(f) Po Toi's uniqueness was in terms of location and habitat. It was a magnet for migratory birds as it was an island located in the far south-eastern corner out into the South China Sea with favourable habitat such as trees with insects and fruits for rest and refuel of the birds on their migration journey. If the trees were gone, both the

number and species of birds would be declined and Po Toi would no longer be unique;

(g) Po Toi deserved the highest level of protection in particular the tall trees around the village and ferry pier. The areas proposed for columbarium development were old rice fields with a seasonal river and the areas flooded every year. Flooding would probably occur even with the laying of concrete slab on the ground level.

48. With the aid of a PowerPoint presentation, Ms Woo Ming Chuan made the following main points on the biodiversity of Po Toi:

(a) in addition to birds, there were amphibians and reptiles in Po Toi with at least three species of conservation importance, i.e. the globally endangered Romer's Tree Frog (*Liuixalus romeri*), globally vulnerable and nationally critically endangered Burmese Python (*Python bivittatus*), and Tree Gecko (*Hemiphyllodactylus sp.*) of regional concern;

(b) the diversity of mammals and insect in Po Toi had been subject to detailed surveys and literature reviews. There were 92 species of butterflies recorded in Po Toi including Forget-me-not (*Catochrysops strabo strabo*), a very rare species. Marine mammals such as Finless Porpoise (*Neophocaena phocaenoides*) was regularly seen and even Humpback Whale (*Megaptera novaeangliae*) had been recorded in 2009;

(c) Waglan Island and Lo Chau contained habitats for breeding terns and the waters surrounding the Po Toi Islands were important foraging areas for breeding terns;

(d) the Po Toi Islands were of high ecological value including many species of conservation interest and globally endangered Yellow-breasted Bunting; and

(e) in addition to ecological value, Po Toi was of other multiple values including geological, landscape, cultural, recreational and educational.

[The meeting was adjourned for lunch break at 12:55 p.m.]

49. The meeting was resumed at 2:15 p.m.

50. The following Members and the Secretary were present in the afternoon session.

Mr Michael W.L. Wong	Chairman
Mr Roger K.H. Luk	
Professor S.C. Wong	
Dr W.K. Yau	
Dr Wilton W.T. Fok	
Mr Sunny L.P. Ho	
Mr Lincoln L.H. Huang	
Ms Janice W.M. Lai	
Mr Dominic K.K. Lam	
Mr David Y.T. Lui	
Mr Peter K.T. Yuen	
Mr Philip S.L. Kan	
Dr Lawrence W.C. Poon	
Principal Environmental Protection Officer (Strategic Assessment) Environmental Protection Department Mr Victor W.T. Yeung	
Director of Lands Ms Bernadette H.H. Linn	
Chief Engineer (Works), Home Affairs Department Mr Martin W.C. Kwan	
Director of Planning Mr K.K. Ling	

Sai Kung and Islands District

Agenda Item 1 (cont'd)

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations and Comments in respect of Draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1
(TPB Paper No. 10017)

[The item was conducted in Cantonese and English.]

Group 2 (cont'd)
Representations No. R1 to R6 and R11 to R813
Comments No. C1 to 1201 and C1320 to 1462

Presentation and Question Sessions

51. The following government representatives, representers, commenters and their representatives were invited to the meeting at this point.

Mr Ivan M.K. Chung	-	DPO/SKIs, PlanD
Mr Richard Y.L. Siu	-	STP/Is(1), PlanD
Mr Ho Ping Ho, Cary	-	SNCO (S), AFCD
Mr Yuen Fai Ming, Edward	-	CO (SI), AFCD

R6 - 蒲台島村公所工作關注組

Mr Law Sing]
Mr Lai Chak Sum]
Ms Kwok Ngan Ying]

Mr Leung King Wai	]	Representer's Representatives
Mr Lau Siu Ming	]	
Ms Kwok Yee Chu	]	
黃喜仔	]	
梁金勝	]	

R11/C373– The Conservancy Association

Mr Leung Tak Ming, Wick - Representer's Representative

R12 – Hong Kong Wild Bird Conservation Concern Group

R13/C1 – Hong Kong Bird Watching Society

R40 – Fung Po Yee

R192 – Cecilia Kwan

R196 – Winnie Ching

R208 - 胡小姐

R291 - 楊莉琪

R351 – Y.W. Chung

R439 – Tao Oi Yan

R618 – Calie Tsang

R664 – Sonny Chan

R710 – Mak Hei Man

R739 - 李鍾海

R762 – Candy Lo

C410 - 鄭家榮

C484 – Chan Kang Ming

C542 - 陳穎珊

C927 - 胡小姐

C1180 – Lee Ka Lam

Hong Kong Bird Watching Society (Represented by Mr Yu Yat Tung, Mr Geoff Welch and Ms Woo Ming Chuan)	-	Representer and Commenter, and Representers and Commenters' Representatives

R15/C2 - World Wide Fund for Nature Hong Kong

Mr Andrew Chan - Representer and Commenter's Representative

R16 - Kadoorie Farm & Botanic Garden Corporation

Mr Nip Hin Ming - Representer's Representative

R17 – Green Sense

Miss Ho Ka Po - Representer's Representative

R18 - Ruy Barretto

Mr Ruy Barretto - Representer

C391 – Leung Fung Yin

C1329 - Leung Ming Yiu

C1330 - Leung Choi Ha

C1443 - Leung Mei Ting

Ms Leung Fung Yin - Commenter and Commenters' Representative

C1191 – Tang Hon Tong

Mr Tang Hong Tong - Commenter

C1320 - 各界關注骨灰龕法案大聯盟

Mr Tse Sai Kit - Commenter's Representative

52. The Chairman extended a welcome and invited the representers, commenters and their representatives to elaborate on their representations and comments.

R12 – Hong Kong Wild Bird Conservation Concern Group

R13/C1 – Hong Kong Bird Watching Society

R40 – Fung Po Yee

R192 – Cecilia Kwan

R196 – Winnie Ching

R208 - 胡小姐

R219 - 楊莉琪

R351 – Y.W. Chung

R439 – Tao Oi Yan

R618 – Calie Tsang

R664 – Sonny Chan

R710 – Mak Hei Man

R739 - 李鍾海

R762 – Candy Lo

C410 - 鄭家榮

C484 – Chan Kang Ming

C542 - 陳穎珊

C927 - 胡小姐

C1180 – Lee Ka Lam

(cont'd)

53. With the aid of a PowerPoint presentation, Ms Woo Ming Chuan continued to make the following main points:

Ecological and conservation value

(a) the general planning intention of the Po Toi Islands OZP, which was to conserve the areas of high ecological significance, and to protect the unique landscape, rural and natural characters of the Po Toi Islands (the Area) including mainly Po Toi, Mat Chau, Beaufort Island, Sung Kong and Waglan Island, was supported by the Hong Kong Bird Watching Society (HKBWS);

(b) HKBWS was glad to note that the Explanatory Statement (ES) of the OZP had clearly stated, inter alia, that the Area was of scientific importance and conservation value which was unique in Hong Kong; and the coastal areas of Tai Wan and Wan Tsai, which were covered with coastal woodland vegetation including large native mature trees, served as a significant

ecological resource to sustain the migratory birds;

(c) in order to safeguard all mature trees and woodland in Po Toi, a clause stating "*felling of trees on both private and government land should not be undertaken without the permission from the Town Planning Board*" should be added into the Notes of the OZP. That would help to ensure that the ecological value of Po Toi would not be affected by other developments;

Incompatibility of "R(D)" zone

(d) the existing mature trees within "R(D)" zone, ranging from 10 to more than 40 years of age, together with other mature trees in the adjoining "CPA" and "CA" zones formed a natural and continuous stretch of woodlands which were an important foraging and roosting site for migratory birds. The designation of the area to the southeast of Po Toi Village (the concerned area) as "R(D)" was not appropriate;

[Mr Sunny L.K. Ho returned to join the meeting at this point.]

(e) according to the Notes of the OZP, there were two planning intentions for "R(D)" zone. The first one was 'for improvement and upgrading of existing temporary structures' and the second one was 'for low-rise, low-density residential development'. It was considered not necessary to designate the concerned area as "R(D)" since the need to improve the existing houses and the development of holiday houses were possible within the "CA" and "V" zone respectively through planning permission. Moreover, low-rise, low-density residential development was incompatible with the natural environment which was of high ecological value. The Board should not give false hope to anyone that the ecologically important area could be developed into a residential area. The designation of the concerned area as "R(D)" was incompatible with the ecologically sensitive habitats in Po Toi and the area should be rezoned to "CA";

(f) having regard to the high conservation importance of the concerned area,

'conservation' should be the only planning intention for the area. The "R(D)" zone was not necessary and the concerned area should be rezoned to "CA";

Adverse impacts of the potential recreational development on the "CA" zone

(g) the potential for development of education and recreational facilities with overnight accommodation in the area near Tai Wan Public Pier, as mentioned in the ES, was not in line with the planning intention of "CA" zone which had a presumption against development. Those facilities were neither needed to support conservation nor essential infrastructure projects that had an overriding public interest. As such, holiday houses should not be promoted within the "CA" zone;

(h) HKBWS was concerned that allowing holiday house development within the "CA" zone would degrade the habitat quality therein and severely affect those important stop-over sites for migratory birds;

(i) the Board was urged to remove all clauses/statements related to recreational development (with overnight accommodation) within the "CA" zone in the Notes of the OZP, so as to avoid any false impression that such development, which would cause adverse ecological impacts on Po Toi, was promoted and supported by the Board;

Comments on other representations

(i) Tourism potential was limited by conservation zonings

(j) she could not agree to other representers' views that the current conservation zonings would limit future developments and opportunities for tourism. The remote location of Po Toi had helped to preserve the unique natural landscape and geological features of the area. According to the reviews of Po Toi at the TripAdvisor, it was noted that the natural and unspoilt landscape and environment of the island was highly attractive to the visitors;

(k) unlike Cheung Chau and Lamma Island, the lack of large-scale development and the limited amount of visitors had kept Po Toi intact for many decades thus contributed to the preservation of its natural and unique characteristics;

(l) the conservation zonings for Po Toi would preserve the existing natural environment and sustain its unique landscape and ecological resources for the enjoyment of future generations;

(ii) Expansion of "V" zone

(m) she objected to other representers' proposal to expand the "V" zone to the Wan Tsai area for the reason that mature trees and woodland immediately adjacent to the current "V" zone and in the Wan Tsai area were significant ecological resource to sustain the migratory birds;

(iii) Columbarium development

(n) the proposals of the two developers to rezone "CA" to "OU" annotated "Memorial Garden with Columbarium" and "OU" annotated "Columbarium" zones were not compatible with the tranquil rural setting of Po Toi and its spectacular geological features as well as its pristine natural environment;

(o) the proposed columbarium development, which would involve the burning of incense, paper offering and joss paper, might induce fire risk to the natural habitats. That would cause significant disturbance to the migratory birds as most of them were found in Po Toi during the Ching Ming and Chung Yeung festivals;

(p) even if there were no hill fires, the two columbaria with a total of 7,850 niches would attract a large amount of visitors to Po Toi which would significantly increase the human disturbances to the habitats on the island;

(q) some photos taken in 2012 or earlier were shown to demonstrate that the laying of concrete slabs in Po Toi, which involved substantial tree felling and vegetation clearance, had destroyed the shrubland and seasonal wetland, resulting in loss of important habitats for many species including birds and tree frogs;

(r) she supported PlanD's stance against the proposed columbarium development as detailed in paragraphs 6.30 and 6.31 of the Paper;

Recommendations

(s) in view of the significant ecological and scientific value of Po Toi where rare or particular species of fauna and flora, as well as areas of geological, ecological or botanical/biological interest were found, the area should be designated as a "SSSI". Under the "SSSI" zoning, some recreational facilities, such as 'Field Study/Education/Visitor Centre' and 'Nature Trail', might be permitted on application to the Board. It was considered that the "SSSI" zoning could balance the conservation, education and recreation need of Po Toi;

(t) Po Toi Islands should ultimately be designated as a Country Park (CP) as this would provide better protection to the protected habitat through active patrolling and management by AFCD. Education and recreational facilities would also be operated and managed by AFCD. That would provide a better balance between conservation, education and recreation than the SSSI in that ecologically sensitive area. Although the designation of CP was outside the jurisdiction of the Board, the Board was urged to express its support to that recommendation;

Conclusion

(u) the significant ecological and geological conservation values of Po Toi Islands were well-recognised in the representations by various individuals and green groups. Over 7,000 people including local villagers participated in an online petition raising objection to the draft OZP and

urging for better protection of the Po Toi Islands. The high conservation and scientific value of Po Toi was also recognised by Birdlife International. That clearly indicated the need to adequately protect the Po Toi Islands which was in line with the public interest, both locally and regionally;

(v) the current OZP covering the Po Toi Islands were different from other statutory plans for the Country Park Enclaves or other rural area. Po Toi Islands had a rural and natural setting with scientific importance and conservation value which was unique in Hong Kong. The native mature trees and woodlands were an ecological hot spot which provided an important habitat for migratory birds comparable to Mai Po Nature Reserve. Moreover, the area was the premier location for scientific research on the migration of birds in the long term; and

(w) HKBWS respectfully requested the Board to note the Area was of high conservation and scientific value, both locally and regionally; uphold the current representations to rezone from "R(D)" to "CA"; amend the Notes of the OZP as set out in (c) and (i) above; and support the recommendations of rezoning Po Toi as SSSI, and ultimately as CP.

R15/C2 - World Wide Fund for Nature Hong Kong (WWF)

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

Ecological Importance of Po Toi

(a) Po Toi was an important resting and refuelling stop for migratory birds in Hong Kong. HKBWS had previously conducted survey to demonstrate such importance and the survey findings had been already well presented in the meeting;

(b) Po Toi was also the habitats for various species of amphibians and reptiles of conservation interest, including Romer's Tree Frog;

(c) Romer's Tree Frog, an endemic species to Hong Kong, was a globally 'endangered' species under the International Union for the Conservation of Nature (IUCN) Red List and was also protected by the laws of Hong Kong. Their natural population could only be found at Chek Lap Kok, Lantau, Lamma and Po Toi. According to a study on Romer's Tree Frog conducted by Dr Michael Lau, the genes of those tree frogs found in Po Toi were different from that of the other three areas. To avoid the extinction of the tree frogs, it was important to maintain the gene diversity of the species since the higher the gene diversity, the better the adaptability of that species to the changing environment. In this regard, Po Toi was an important habitat for Romer's Tree Frog and should be well protected;

(d) HKBWS's survey revealed that the Romer's Tree Frogs in Po Toi were mostly distributed in an area close to "R(D)" zone;

(e) waters around Po Toi Islands were also of ecological importance. 28 species of soft corals were recorded around Po Toi which ranked 10th amongst 100 surveyed sites in terms of species abundance. Po Toi was therefore a hot spot for soft corals;

(f) Po Toi waters was also the habitat for Finless Porpoise, which was also an endangered species under the IUCN, especially during the wet seasons;

(g) in view of the above, Po Toi should be well protected and development should be avoided to prevent causing any ecological impacts on the sensitive habitats and species;

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

Concern on "R(D)" zone

(h) according to the Planning Report on Po Toi Islands attached to TPB Paper No. 9800, the justification to zone the concerned area as "R(D)" was to

provide flexibility for upgrading of existing domestic structures and for Small House/residential/holiday house development. However, most of the land zoned "R(D)" were outside the 'VE' and as there were no sewerage, drainage, and water supply systems in the Area, the feasibility of Small House or other low-rise, low density residential development was doubtful. It was therefore not necessary to designate a "R(D)" zone for the area;

(i) the tall and mature trees within "R(D)" zone were of significant ecological importance as they provided resting site for migratory birds. Sensitive habitats for migratory birds and Romer's Tree Frog would be affected if development was allowed in "R(D)" zone. Moreover, the increase in marine traffic for future residential development would cause disturbance to Finless Propoise;

(j) there was no existing sewer or planned public sewer for the Area and each house was served by its own on-site septic tank and soakaway system. There was concern on the operation failure of septic tanks which would cause pollution problem to Po Toi and its surrounding waters. Sensitive marine habitats and species such as soft coral community and Finless Porpoise would be eventually affected;

Recommendations

(k) to rezone "R(D)" into "CA" to prevent adverse ecological impact from development;

(l) to delete clauses relating to hostel/holiday camp development to protect the habitat integrity of "CA"; and

(m) to designate sensitive habitats into "SSSI" and ultimately the Po Toi Islands should be designated as CP.

R16 - Kadoorie Farm & Botanic Garden Corporation (KFBG)

55. With the aid of a PowerPoint presentation, Mr Nip Hin Ming made the following main points:

Appropriateness of "R(D)" zone

(a) Po Toi was a well-recognised hotspot for migratory bird in South China Sea as a number of islands in the same water area which were suitable for developments, such as Wanshan, Guishan, had been developed and subject to great human disturbances;

(b) the "R(D)" zone located along the south-western coast of Po Toi was the core area of the hotspot for the reason that that part of the island was shielded from the annual prevailing north-easterly wind of Hong Kong. Coupled with the presence of Wan Tsai stream in that area, which was the largest river system on the island providing the key water source for trees and vegetations, many mature trees were found in the south-western part of the island, thus forming a unique landscape and ecology;

(c) many large mature trees were located behind the village and many important trees were found around the public pier. As Po Toi was not frequently accessible by ferry, the area near the public pier would not be subject to significant human disturbance;

(d) the local villagers considered that there was a need to protect the natural environment of Po Toi and strongly opposed the construction of columbarium in the area;

(e) the existing large mature trees within or near "R(D)" zone had provided an important refuge and foraging ground for migratory birds. Although some existing rain shelter and structures were found in the area or underneath the mature trees, they had become part of the nature and would not cause any adverse impact on the environment;

(f) the designation of that core area of the hotspot of migratory birds as "R(D)" zone, which was unwanted or unnecessary, was not a good planning. Given the limited supply of electricity and water, and the lack of sewerage and drainage systems in Po Toi, the area was not suitable for low-rise, low-density residential developments, as intended for under the "R(D)" zone, or other recreational facilities with overnight accommodation;

(g) KFBG had no strong objection to the redevelopment or rebuilding of existing structures in the area. However, such redevelopment was possible within "CA" zone subject to planning permission. It was considered that "CA" zone was more appropriate than "R(D)" zone in that ecologically sensitive area;

Planning intention of "CA" zone

(h) KFBG was concerned about the wording in paragraph 9.8.4 of the ES which mentioned that the area near Tai Wan Public Pier might have potential for development of education and recreational facilities with overnight accommodation. This was in contravention with the planning intention of "CA" zone for conservation and was inconsistent with wording of the "CA" zone in the ES of other OZPs. Given that uses like 'Field Study/Education/Visitor Centre' and 'Holiday Camp' were already included in Column 2 of the Notes for "CA" zone, it was not necessary to specifically mention the potential for development in paragraph 9.8.4 of the ES which would give a wrong impression that development was encouraged in the core area;

(i) the Board should recognise that most visitors went to Po Toi for appreciating nature and they would not like to see that the nature was destroyed;

(j) KFBG was in doubt about the population of the Area as stated in the ES, i.e. 50 according to 2011 Census and 100 for the planned population, when

he heard in the presentations made by various groups and local residents that the usual population of Po Toi was nine only. While the Kadoorie Agricultural Aid Association was established in the area years ago, the main purpose of the association was to improve the basic necessity and living of the local people instead of promoting large scale developments;

(k) given that the area had only limited water and electricity supply, limited transport, and no sewerage and drainage facilities, it was not sensible to promote residential development and overnight accommodation in Po Toi, in particular at the core area of the hotspot where many mature trees were found. Besides, it was also not reasonable to emphasize in the ES that development could be considered in that core area when the zoning was for conservation;

(l) the ecological significance of the area for migratory birds, as recorded by HKBWS, should be duly considered in the conservation planning for Po Toi;

Conclusion

(m) the area near the public pier, which was the core area requiring conservation, should not be zoned "R(D)". KFBG urged that the concerned "R(D)" zone should be rezoned to "CA" or be reduced in size to only cover those existing houses/structures in that area. Alternatively, the "R(D)" zone should be relocated to a non-sensitive area with less environmental issues; and

(n) paragraph 9.8.4 of the ES of the OZP which emphasized that development could be considered within "CA" should be deleted.

R17 – Green Sense

56. With the aid of a PowerPoint presentation, Miss Ho Ka Po made the following main points:

(a) many large mature trees were found in the areas zoned "V" and "CA" in Po Toi and those areas were considered to be of high conservation value;

(b) as Po Toi was lacking water and electricity supply, and there was no provision of sewerage, drainage or refuse disposal facilities, new residential developments within "V" and "R(D)" zones might not be feasible;

(c) the island was frequently visited by many bird watchers or hikers who enjoyed the pristine environment. The new residential developments were not compatible with the existing rural environment but would destroy the natural scenery;

(d) the concrete slabs found in the area had caused adverse impact on the environment and become an eye sore on the island. The 'destroy first, build later' development carried out by the developers should not be encouraged or regularised as that might create an undesirable precedent for other rural area. Green Sense therefore objected to the columbarium development on the island;

(e) with a view to better protect the ecological environment of the area, it was recommended that all the column 2 uses within "V" and "R(D)" zones be deleted from the Notes and only redevelopment of existing houses be allowed in the area; and

(f) notwithstanding that the designation of CP was outside the jurisdiction of the Board, Green Sense still recommended that Po Toi Islands, or the areas under "CA" zones of the OZP could ultimately be designated as CP.

R18 - Ruy Barretto

57. On request of Mr Ruy Barretto, a copy of his written representation incorporating his responses to the Paper was distributed to Members at the meeting.

58. Mr Ruy Barretto made the following main points:

Inappropriate "R(D)" zone

(a) the local villagers did not want any new developments including the holiday houses near Tai Wan Public Pier in Po Toi. The effluent generated by the new developments would have significant adverse impacts on the ecologically sensitive environment;

(b) he supported the views made in the presentations by HKBWS, KFBG, Conservancy Association, Association for Geoconservation, Hong Kong and Green Sense that Po Toi clearly met the criteria for designating as SSSI and CP;

(c) he had been a bird watchers for more than 50 years and the ecologically significance of Po Toi for migratory birds was of regional importance. The designation of the area near Tai Wan, which was the core area of the hotspot, as "R(D)" was irrational and contradictory to all the evidence and opinions provided by the general public as well as the government departments. The core area should be conserved and well protected from developments;

(d) China was a full member of the Convention on Biological Diversity (CBD) and its obligation to follow the articles and principles was applicable to Hong Kong. However, the key national and international obligations of Hong Kong to protect the core area for migrating birds had not been duly considered. The incentive to cause harm as suggested by "R(D)" should not be introduced in the core area;

(e) it was non-sustainable to have house development next to the main stream on a dry island which would cause significant adverse impact on the environment. House development with septic tank facilities in the vicinity of the main stream was not technically feasible;

(f) no technical assessments had been carried out to demonstrate the feasibility of the residential developments within the "R(D)" zone in the aspects of geotechnical, ecological, landscape and visual, and sewerage and water protection, etc.;

(g) the Planning Report on Po Toi Islands prepared by PlanD in December 2014, which provided the foundation of general planning intention of the OZP, was not attached to the Paper. The information contained in the Planning Report, the ES of the OZP, as well as the expert evidence provided by various green groups proved the need for conservation zoning near the pier. AFCD had advised that areas of high ecological value should be preserved in a holistic manner;

(h) the recommendation of designating the Area as a CP had been proposed by the Government for more than 20 years. PlanD's current land use proposal for the area near the pier was completely inconsistent with the planning history of Po Toi that the island would one day be designated as a CP. It was important that the core area should be protected as long as possible until the designation of Po Toi as a CP;

Holiday house development

(i) the local villagers did not want any holiday resort in the area and such development was not in the public interest. There was no demand for such recreational facilities providing overnight accommodation;

(j) according to the ES, it was intended that with stringent planning control imposed under the "CA" zone, the rich ecological and biological features in the area could be protected and preserved. However, no special clauses were imposed to ensure stringent and effective planning control. The adoption of standard Notes was insufficient to provide any effective ecological protection for the Area as there was well known evidence that vegetation cutting usually took place without any prosecution;

(k) it was completely illogical to encourage development in "CA" which was contrary to the planning intention of conservation and was in contravention with the articles and principles of CBD;

Illogical planning

(l) no genuine evidence on the need of new residential developments or holiday houses in area near the pier was provided in the Paper. 'Need and proof of need was the golden thread of public interest in planning law' (*Haddon-Cave I in R, Cherkley Campaign Ltd, 2013 EWHC 2582 22nd August 2013*) and PlanD had no proof of need which was a fundamental requirement of planning law;

(m) the planning for the Area was irrational in the sense that the Government recognised that Po Toi was of unique conservation importance but the land use proposals were contradictory. It was not a good planning as it was a planning against evidence and public interest; and

(n) Po Toi was an area which required special protection. The Board was urged to exercise the right judgement based on evidence and common sense.

59. A copy of PlanD's Planning Report on Po Toi Islands, provided by Mr Barretto, was circulated to Members for reference at this point.

C391 – Leung Fung Yin
C1329 - Leung Ming Yiu
C1330 - Leung Choi Ha
C1443 - Leung Mei Ting

60. Mr Leung Fung Yin made the following main points:

(a) she was a resident of Po Toi;

(b) all the 2,000 to 3,000 villagers of Po Toi, except a few, raised strong objection to the columbarium development in Po Toi;

(c) on 4.8.2015, the developers of the columbarium met the villagers of Po Toi who unanimously objected to the columbarium development; and

(d) the Secretary for Development previously stated that the Government had never used any ecologically sensitive areas within the "CA" or "GB" zones for commercial uses. The development of such unwelcoming columbarium use in the area of high conservation value should not be supported; and

(e) while the developers were involved in an ongoing legal dispute with the Lands Department (LandsD) over the columbarium development in Po Toi, yet the developers were allowed to submit application to register the site as an existing columbarium. She was concerned that the Government was working in collusion with the developers.

C1320 - 各界關注骨灰龕法案大聯盟

61. Mr Tse Sai Kit made the following main points:

Columbarium development in Po Toi

(a) the local villagers were glad to see that Po Toi had become a renowned place due to its unique environment which was of high ecological and conservation significance;

(b) although most indigenous villagers of Po Toi had moved to other parts of the territory for work, they had maintained their strong sentiments towards the island and would frequently visit their homeland during weekdays/weekends or other celebrations/ceremonies;

(c) with the development of columbarium in Po Toi, the development pattern

of the area would be completely changed, resulting in the hegemony by a few private developers. That would cause an adverse impact on the future developments of the area;

Claim of 'EU'

(d) the large-scale suspected columbarium use in Po Toi, which was a 'destroy first, build later' development, was first discovered in February 2012. The developers of the concerned columbarium/memorial garden (R10) tried to convince the Board in their presentation in the morning that the development was an 'EU' under the Ordinance;

(e) according to the minutes of the meeting of the Lamma Island (South) Rural Committee (RC) held on 23.4.2012, the RC Chairman had clarified that the concerned site was purchased by developers and all the existing vegetation on the site were cleared for the purpose of carrying out some on-site survey. The concrete slabs were subsequently laid on the ground to avoid the regrown of vegetation. The RC Chairman clearly pointed out that the development on the site was not a columbarium use as suspected. In this regard, R10's claim of 'EU' for the columbarium was not substantiated;

(f) it was revealed from the on-site inspections carried out by him and others in February 2012 and June 2014 that the concrete slabs on the site were only loosely fixed on the surface soil and no underground vault for storage of urns/ashes was spotted. It was therefore untrue for the developer to claim that the site was an existing columbarium;

(g) in response to the developers' presentation in the morning that the site had been recognised as a columbarium by FEHD which inspected the site on 28.6.2014, he pointed that the information was not factually correct for the reason that upon promulgation of the Private Columbaria Bill in June 2014, all the columbaria operators who applied to register the site as an existing columbarium were required to report the total number of niches within

their establishment, and FEHD would then carry out site inspection to verify the information. Although the developer claimed that storage of ashes had already taken place on the site prior to the site inspection by FEHD, it was noted that the developers still failed to confirm that human ashes were stored on the site. Even if it could be established that human ashes were stored within the site during FEHD's inspection in June 2014, there was no evidence to prove that the columbarium use on the site existed prior to the publication of the first DPA Plan in March 2012;

(h) on the exemption criteria under the Private Columbaria Bill, he wished to clarify that only those premises which were in operation before 1990 might be exempted from the registration requirement. The alleged columbarium on the site was not eligible for such exemption;

Comments on the developers (R10)'s other justifications

(i) on R10's claim that the columbarium use on the site was not incompatible with other new graves in the vicinity, he said that upon the designation of two permitted burial grounds for the indigenous villagers and local fishermen in Po Toi in 1977, all burying activities and erection of new graves had to be carried out within the permitted burial grounds on application to HAD. Those new graves which were erected outside the permitted burial grounds were not permitted under the prevailing policy;

(j) on R10's argument that the private columbarium would help to meet the large demand for columbarium facilities in Hong Kong, according to the Food and Health Bureau (FHB), additional public columbaria in six districts providing more than 200,000 and 450,000 niches would be available in the coming three and 10 years respectively to meet the territorial demand. Besides, FHB was still actively liaising with various district councils with a view to develop more public columbaria in other districts. It was considered that the demand for private columbaria might gradually decrease;

Enforcement against columbarium use

(k) the land owned by R10 were agricultural lots under the lease and the use of the site for columbarium use which involved the storage of ashes was in breach of the lease conditions. Other sites in Shui Mong Tin, Tai Po and Tei Tong Tsai, Lantau, where similar columbarium developments were developed on agricultural lots without permission, were being re-entered by LandsD for non-compliance with the lease conditions. There was concern on whether LandsD had other special considerations that similar enforcement action was not taken for the site;

(l) the ongoing court case related to the columbarium use in Hong Dao Tang (弘道堂), Kwai Chung, was recently heard by the High Court in October 2015. During the hearing, the High Court judges generally opined that it was common sense to regard ashes stored in the niches as human remains. It was hoped that the ruling of the High Court would be handed down soon as the judgement would have far reaching implications on a number of unauthorised columbaria which had been continuing their operation in the interim. The judgement would help to clear the dispute beyond doubt and provide better protection for the purchasers of niches from private columbaria;

(m) he strongly objected to the 'destroy first, build later' approach adopted by the developers with a view to justify the development of columbarium on the site. He also had concern that the columbarium use on the site would adversely affect the unique ecological environment of the area. He concurred with the views of other green groups that Po Toi Islands should be designated as a CP which would provide more comprehensive planning, management and conservation for the Area. That would help to sustain the high ecological and conservation value of the Area;

Designation of "R(D)" Zone

(n) it was revealed from their site visits to Po Toi that the area currently under "R(D)" zoning was frequently visited by many bird watchers as that area

was an important roosting and foraging ground for the birds;

(o) while redevelopment of existing structures within the private building lots would be allowed on application, "R(D)" zone, which was intended for low-rise, low-density residential developments, might encourage more new developments in the area that would significantly degrade the ecological value of the area; and

(p) on consideration of the Government's previous planning intention to designate Po Toi as a CP, the Board was urged to exercise more stringent development control to ensure the realisation of the original planning intention in the long run.

62. Members noted that Mr Tang Hon Tong, C1191, who had previously indicated his intention to make an oral presentation, had already left the meeting.

63. As the presentations of the representers, commenters or their representatives had been completed, the Chairman invited questions from Members.

Rationale for designating "R(D)" zone

64. In response to a Member's question on the condition of the existing structures within "R(D)" zone, Mr Ivan M.K. Chung, DPO/SKIs, with the aid of a PowerPoint slide showing some site photos extracted from Plan H-4d of the Paper, said that most of the existing structures were in dilapidated condition and one storey in height. According to the records of LandsD, a few private lots with building entitlements were located in the middle and southern parts of the "R(D)" zone while a number of temporary structures permitted for domestic purpose under the Government Land Licences (GLL) were scattered along the northern and north-eastern boundary of the zone.

65. A Member asked whether new residential development on government land within "R(D)" zone would also require planning permission from the Board, and whether the mature trees, as mentioned by the representers, fell on the government land or private

land. Mr Chung said that according to the Notes for "R(D)" zone, redevelopment of house was always permitted. For new residential developments or replacement of other temporary structures by domestic structures, planning permission from the Board would be required regardless of whether the developments were on government land or private land. Such requirement was to ensure that those new residential developments would not have adverse impacts on the surrounding area. He said that those mature trees in "R(D)" zone mainly fell on government land.

66. Having regard to the representers' concern on the high ecological value of the Tai Wan area where many bird species were found, Mr K.K. Ling, Director of Planning (D of Plan), said that the interface between the human settlements and the natural environment in the concerned area, which was more accessible, had existed for years. He asked DPO/SKIs to elaborate on issues relating to the rationale for designating a "R(D)" zone on the OZP; the delineation of the zoning boundary of "R(D)" zone; and the provision for redevelopment of houses within "R(D)" zone.

67. A Member also asked why the land currently occupied by GLL was designated as "R(D)" and whether other zonings on the OZP would also have provisions for redevelopment /rebuilding of those licensed structures.

68. In response to the above questions, Mr Chung made the following main points:

(a) the Islands District Council (IsDC) and the local residents as well as other stakeholders were consulted on the land use proposals of the draft OZP prior to its gazetting. The private land owners and local residents were concerned that their development/redevelopment right would be affected. Those views, together with other stakeholders' views had been submitted to the Board for consideration during its further consideration of the draft OZP in February 2015;

(b) the "R(D)" zone was intended to reflect the prevailing site characteristics including the existence of some private lots with building entitlements and a number of one to two-storey temporary structures. Although trees and

vegetation were found within the "R(D)" zone, the area was not a natural habitat and had been disturbed by human settlements and associated activities;

(c) the boundary of "R(D)" zone was drawn up based on various considerations including land status, ecological value of the area, existing physical features such as the existing footpath and the locations of existing domestic structures/squatters. The planning intention of "R(D)" zone was primarily for improvement and upgrading of the existing temporary structures within the area through redevelopment of those existing temporary structures into permanent buildings. However, there was also a need to respect the development rights of those private lots in the area. In view of the need to preserve the rural environment and the lack of utility and infrastructural provisions in the area, new residential development in the area was subject to planning permission from the Board to ensure that the development would not cause adverse impacts on the surrounding area; and

(d) according to the Notes for "R(D)" zone, upgrading and improvement, redevelopment of existing temporary structures or existing building should not result in a total development and/or redevelopment in excess of a maximum building area of 37.2m^2 and a maximum building height (BH) of 2 storeys (6m), or the building area and height of the existing building. Other low-rise and low-density residential developments up to a maximum plot ratio (PR) of 0.4 and a maximum building height of 3 storeys might be permitted on application to the Board. Such development intensity was considered on the low side and not incompatible with the rural setting of the area.

69. Referring to paragraphs 6.9 and 6.13 of the Paper which specified the general planning intention of the Area was mainly for conservation and the specific planning intention for "R(D)" zone was for upgrading of existing temporary domestic structures through redevelopment respectively, a Member asked why the "R(D)" zone was also intended for low-rise, low-density residential developments.

70. In response, Mr Chung clarified that "R(D)" zone was intended primarily for improvement and upgrading of the existing temporary structures. As some private lots with building entitlements were found within the area, it was also intended to respect the development rights of those private lots by zoning the area as "R(D)". The provision for low-rise, low-density residential developments was subject to the maximum development intensity as specified in the Notes and on application to the Board.

71. A Member asked whether those private lots within the "R(D)" zone had been developed and another Member asked the percentage of undeveloped private building lots within the area. In response, Mr Chung said that there were four old scheduled building lots within "R(D)" zone. Some structures were found on these four lots even though they might not fall entirely within the lot boundary.

72. A Member asked if the private land within "R(D)" zone were owned by the indigenous villagers. In response, Mr Chung said that he had no ownership record of the concerned area in hand. However, according to the relevant lease conditions, those private land within "R(D)" zone were building lots, not for Small House development. Most of the land within "R(D)" fell outside the 'VE' of Po Toi Village. The development of Small House by indigenous villagers would be administered by LandsD in accordance with the prevailing Small House Policy.

73. The same Member further enquired about the land status of those private lots in the vicinity of "R(D)" zone. With the aid of a plan showing the representation sites and their surroundings, Mr Chung said that the private land within the representation site of R10 was agricultural lots, while those areas to its immediate west (i.e. the representation site of R9) and further north-west (i.e. the area where the Chinese YMCA of Hong Kong (YMCA) proposed to develop holiday houses) consisted of both building lots and agricultural lots. As for the land within "R(D)" zone, it comprised a few building lots and some GLL.

74. Another Member asked about the number and conditions of those existing structures within "R(D)" zone and whether there was any plan to provide public utilities in the long run to facilitate the residential developments within the zone.

75. In response, Mr Chung said that there was at present about 10 domestic structures within "R(D)" zone. According to the site visit, there were only a few inhabitants in Po Toi during weekdays and several operators of the local provision stores near the public pier during weekends. The concerned government departments had no plan to provide any public utility or infrastructure facilities for the area. In this regard, future developers of any residential development in Po Toi would have to demonstrate the feasibility of residential development in the area to the Board at the planning application stage.

76. A Member understood that it was the usual practice for PlanD to designate an area as "R(D)" if some existing temporary structures were found so as to encourage the improvement and upgrading of those temporary structures through redevelopment into permanent buildings. The Member asked DPO/SKIs whether the current designation of the concerned area as "R(D)" was in line with the above practice.

77. In response, Mr Chung answered in the affirmative and reiterated that as some temporary structures were found in the concerned area, it was appropriate to designate the area as "R(D)" which was primarily intended for improvement and upgrading of existing temporary structures through redevelopment into permanent buildings. He further said that during the preparation of the draft OZP, the local residents were consulted who expressed the views that their rights for redevelopment/rebuilding of those licensed structures should not be affected. The above views were reported to the Board during its further consideration of the draft OZP in February 2015. Mr Chung pointed out that if the concerned area was designated as "CA", there would be no provision for redevelopment of some temporary domestic structures if no on-site structure could be found.

Holiday house development in "CA" zone

78. Mr Ling asked DPO/SKIs to explain the reason for including a paragraph in the ES for "CA" zone which stated that the area near Tai Wan Public Pier might have potential for development of educational and recreational facilities with overnight accommodation.

79. Another Member also asked whether there was a demand for recreational facilities such as overnight accommodation within "CA" zone and the implementation mechanism for such facilities.

80. In response to the above questions, Mr Chung made the following main points:

(a) during the preparation of the draft OZP, YMCA submitted a proposal for holiday camp development in an area to the south-east of the existing public pier. The proposal was submitted to the Board for consideration during its preliminary consideration of the draft OZP in end December 2014; and

(b) with a view to unleashing the education and recreational potentials of Po Toi, there might be opportunity for the development of some low-rise, low-density holiday houses at an area near the public pier which was more accessible. However, such development was still subject to the resolution of a number of technical issues such as environmental, ecological, traffic, infrastructure, sewerage, drainage, etc. In this regard, the ES was worded in such a way to reflect the above. Besides, the schedule of uses of "CA" zone, which included 'Holiday Camp' in Column 2 uses, was consistent with the Master Schedule of Notes to Statutory Plan (MSN) as previously endorsed by the Board.

81. A Member asked those local residents at the meeting whether they were in support of the development of holiday camp within the area.

82. In response, Ms Kwok Yee Chu, one of the representatives of R6, said that she had been living in Po Toi for more than 40 years. Years ago, she had once heard that the hill slopes near Wan Tsai were sold for the development of holiday houses but she had no information on the parties involved in the land transaction. Like other local villagers, she welcomed the development of holiday houses in Po Toi as it would help to boost the tourism potential of the island and increase the popularity of the area. The local villagers were strongly dissatisfied that the area was now used for columbarium development instead of the

original proposed holiday houses.

Views of local residents on the development need of Po Toi

83. A Member asked whether local residents had any view on the "R(D)" zoning which was to cater for residential development in the area.

84. In response, Ms Leung Fung Yin (C391) said that in view of the lack of provision of public utilities such as water and electricity supply, the development potential for the area was very low. Currently, the Government was responsible for the provision of potable water for the local residents at a rate of $15,000 per quarter and the electricity charge for the island was shared by the local residents. It would be unfair for the tax payers and local residents to subsidise the electricity and water charges of other new developments in the area.

85. Mr Ling asked if the local residents considered that there was a need to redevelop the existing structures in the area near the public pier. In response, Mr Law Sing (R5) said that most of the structures within "V" zone to the north of the public pier were the ancestral houses of the indigenous villagers which were mostly in ruin. He had no idea on whether the indigenous villagers would like to redevelop those houses. As a local resident, he would like to see some kind of developments, such as holiday houses on the island, which would help to increase the vibrancy of the island.

86. Another Member said that "R(D)" zone was intended for redevelopment of the existing temporary structures as well as allowing other low-rise, low-density residential development on application to the Board. The Member asked if the local residents would welcome such low-rise, low-density residential developments in the area. In response, Mr Law said that the local residents had no strong view on whether there was any new development in the area. Their main concern was to preserve the existing environment, and hence they objected strongly to the development of columbarium in Po Toi. Given that there were a number of ancestral houses of the indigenous villagers in the area, redevelopment or rebuilding of those existing houses should be allowed and the government departments should not impose undue constraints on such redevelopment.

Provisions for development/redevelopment of house under "R(D)" and "CA"

87. Mr Ling asked DPO/SKIs to explain further whether the development right of the existing building lots and the redevelopment right of those existing temporary structures would be affected if the area currently zoned for "R(D)" were rezoned to "CA". Mr Chung said that according to the Notes for "CA" zone, redevelopment of house would be allowed on application to the Board provided that an existing domestic structure was found on site. Apart from that, there was no provision for new residential development in "CA" zone.

88. In response to a Member's question on the views of the local residents about the rezoning of the concerned area from "R(D)" to "CA", Mr Law expressed his concern whether redevelopment of ancestral houses was allowed under "CA" zoning. Mr Chung explained that redevelopment of house was always permitted on land within "R(D)" zone but would require planning permission from the Board if the area was zoned "CA". Redevelopment would not be allowed within "CA" zone if no existing structure was found on site.

89. Noting that the local villagers had no objection to redevelopment of the existing domestic structures and were only worried that new developments might destroy the existing environment of the area, a Member asked whether the local villagers had any objection to new residential development on those building lots if their concern on the adverse impacts brought about by the new developments could be addressed through the planning application mechanism.

90. In response, Ms Kwok said that the local villagers were more concerned about redevelopment right of the existing structures in the Tai Wan area. She recalled a bad experience many years ago that the local villagers were required by the Government to comply with many rules and regulations when they applied for in-situ redevelopment of their houses which were destroyed in a fire. She was therefore worried whether the redevelopment of existing structures would be affected. Mr Law supplemented that unlike those green groups which raised strong objection to "R(D)" zoning for the area, the local villagers were indifferent on the specific zoning for the area. Moreover, they had no strong views on whether new development should be allowed in the area. He reiterated that the

local villagers' major concern was to avoid the development of columbarium in Po Toi.

91. A Member asked whether the local villagers attending the meeting were the land owners of the private lots or the occupiers of those licensed structures in "R(D)" zone. Mr Law replied in the negative and said that all the local villagers attending the meeting came from the "V" zone near Tai Wan. The views expressed by them at the meeting could not represent those of the local residents within "R(D)" zone.

Suspected columbarium development

92. A Member asked whether the development of suspected columbarium or the laying of concrete slabs on agricultural land, as currently carried out by developers, was an unauthorised development or a 'destroy first, build later' case; and whether enforcement action was taken against such development. In response, Mr Chung said that according to record, the concrete slabs already existed in Po Toi prior to the first gazetting of the draft DPA Plan covering the Po Toi Islands in 2012. Unless there was any material change to the existing use on the site, the presence of those concrete slabs on the site would not be regarded as an unauthorised development. No enforcement action was currently undertaken in Po Toi by the Planning Authority.

93. A Member asked whether there was any information on the land sale history of the site currently used for the suspected columbarium development. In response, Mr Chung said that the concerned private lots were demised for agricultural use under the lease and he had no information on the land transaction of those private lots.

94. Noting that the concrete slabs laid in the area was not considered as an unauthorised development, a Member asked whether it would constitute an unauthorised development if the site was converted into a columbarium use. In response, Mr Chung said that since the concrete slabs were in existence prior to the gazettal of the first DPA Plan for the Area, such use was not regarded as an unauthorised development. Nevertheless, should the site be converted into a columbarium use, it would constitute an unauthorised development and would be subject to investigation and enforcement action by the Planning Authority as appropriate.

95. Noting that the representative of R10 had claimed that ashes were stored on the site, the same Member considered it might be a good piece of evidence to prove that the site was being used for columbarium purpose illegally. The Member asked if enforcement action against the columbarium development would be carried out. In reply, Mr Chung said that the grounds put forth by R10 during his presentation at the meeting were noted and appropriate enforcement action would be undertaken by the Planning Authority if considered necessary. The Chairman remarked that whether there was unauthorised development of columbarium use at the site would have to be established by concrete evidence.

Others

96. In response to a Member's question on the rationale for designating a piece of rectangular land to the east of "R(D)" as "GB", Mr Chung said that the "GB" zoning was to reflect the boundary of a permitted burial ground in Po Toi. The Director of Agriculture, Fisheries and Conservation (DAFC) was consulted and had no objection to such designation.

97. As Members had no further question to raise, the Chairman said that the hearing of Group 2 had been completed. The Chairman thanked the representers, commenters, and their representatives and the government representatives for attending the meeting. He said that the Board would deliberate on the representations in their absence and would inform the representers of the Board's decision in due course. They all left the meeting at this point.

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

<u>Deliberation Session</u>

98. Members noted that Dr Wilton W.T. Fok and Ms Bernadette H.H. Linn had only attended the afternoon session of the meeting and were absent from the hearing of Group 1 representations and a few oral presentations of the Group 2 representations. After deliberation, Members agreed that Dr Fok and Ms Linn should withdraw from the meeting during the deliberation of the representations.

99. Members also noted that Dr W.K. Yau and Mr Sunny L.K. Ho had left the meeting temporarily during the representers' presentations in the morning session. After deliberation, Members agreed that Dr Yau and Mr Ho should be allowed to stay in the meeting as they were only absent for a short duration and the grounds raised by the representers or their representatives during their absence were similar to the written representations or those raised by other representers, some of which had also been recapped during the question and answer (Q&A) sessions.

[Dr Wilton W.T. Fok and Ms Bernadette H.H. Linn left the meeting at this point.]

100. The Chairman noted the major concern raised by the representers during the hearing of the Group 1 representations was related to the proposed columbarium/memorial garden development and issue of 'EU' while that for the Group 2 representations was on the appropriateness of the "R(D)" zone for the concerned area. He invited Members to consider the representations and comments taking into account the written submissions and the oral submissions.

Proposed columbarium development in Po Toi

101. At the request of the Chairman, Mr K.K. Ling made the following points relating to 'EU':

(a) R10 had provided some information to substantiate his argument that the site had been used as a columbarium prior to the gazettal of the first DPA Plan for the Area, and hence the columbarium use should be regarded as an 'EU';

(b) 'EU' was clearly defined under the Ordinance. According to the Ordinance, 'EU' in relation to a development permission area was defined as a use of a building or land that was in existence immediately before the publication in the Gazette of notice of the draft plan of the development permission area. Under the covering Notes of statutory plans, no action was required to make the 'EU' conform to the plan,

provided such use had continued since it came into existence;

(c) whether a development was an 'EU' was a matter of fact. Any dispute on the claim of an 'EU' would have to be determined by the court based on the evidence submitted under oath;

(d) notwithstanding that R10 had provided some information to support his claim that the columbarium use was an 'EU', the Board should take into account the information and consider whether such information were sufficiently strong to justify a change in the planning intention for the area. The zonings on the OZP were broadbrush and it was not uncommon in the rural area that a particular zone might have included some existing uses which were non-conforming to the zoned use; and

(e) any intensification of the 'EU' might constitute an unauthorised development which would be subject to enforcement action by the Planning Authority.

102. In response to a Member's question on whether development of a columbarium on agricultural lots were permitted under the planning regime, Mr Ling said that whether a development could be regarded as an 'EU' was based on the actual use of the land on the site at the time of publication of the first DPA plan, irrespective of the lease condition of the concerned private land.

103. Members noted PlanD's responses to the representations as stated in paragraphs 6.30 to 6.32 of the Paper, and agreed that there was no evidence/information to establish that there was any existing columbarium/memorial garden use in Po Toi and there was insufficient information to demonstrate that the proposed development would not have adverse impacts on the surrounding area.

Concerns on "R(D)" Zoning

104. To provide Members an overview on the planning intention and schedule of

uses for the "R(D)" and "CA" zones, the Secretary, with the display of Notes for the two zones on the visualiser, briefed Member on the following:

(a) it was not uncommon for PlanD to designate an area currently occupied by some temporary domestic structures as "R(D)" with a view to improving and upgrading those existing temporary structures so as to improve the living environment. The planning intention of "R(D)" zone was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It was also intended for low-rise, low-density residential developments subject to planning permission from the Board;

(b) according to the schedule of uses for "R(D)" zone, 'House (Redevelopment; Addition, Alteration and/or Modification to existing house only)' was a Column 1 use which was always permitted while other residential uses, such as 'Flat' and 'House (not elsewhere specified)', might be permitted on application to the Board. The development parameters for the former use were restricted to a maximum building area of 37.2m^2 and a maximum BH of 2 storeys or that of the existing building; while the latter development would be subject to a maximum PR of 0.4 and a maximum BH of 3 storeys; and

(c) according to the Notes for "CA" zone, 'House (Redevelopment) only' was a Column 2 use which required planning permission from the Board. There was no provision for new residential development under the "CA" zone. Moreover, any redevelopment, including alteration and/or modification, of an existing house should not result in a total redevelopment in excess of the PR, 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.

105. To assist Members to have a better understanding of the land status of the

existing "R(D)" zone, the Secretary displayed on the visualiser an enlarged extract of Plan H-2b of the Paper showing the distribution and locations of private land with building lots and structures with GLLs for Members' reference.

106. Members had a lengthy discussion on the appropriateness of the "R(D)" zoning for the concerned area and other alternative zoning options.

Option 1 : Rezone from "R(D)" to "CA"

107. Given that new residential developments might be allowed within the "R(D)" zone but there was a lack of basic utility and infrastructure provision in Po Toi at the moment, a Member considered that the concerned area should more appropriately be rezoned to "CA". Upon the provision of utility and infrastructural facilities in future, consideration might be given to rezoning the area to other appropriate zones to facilitate residential developments.

108. A Member supported the rezoning of the concerned area from "R(D)" to "CA" as it would be in line with the general planning intention for the Area which was to conserve the areas of high ecological significance. As it was understood from some of the representers that the "R(D)" zone covered the mature woodland, which was ecologically crucial roosting grounds for migratory birds in Po Toi, the designation of the concerned area as "CA" was considered more appropriate. While the redevelopment right of the existing houses or domestic structures should be respected, any new residential development should not be encouraged if the high ecological value of the area was to be preserved.

109. Another Member concurred that the concerned area should be rezoned to "CA" having regard to the high ecological value of Po Toi as mentioned in the Paper or by some of the representers in their presentations. Although the building entitlements of the private lots should be respected, the general planning intention of conservation should take precedence. The designation of the entire concerned area as "R(D)", as currently proposed, was not appropriate as it might encourage more new residential developments in the area. Alternatively, consideration might be given to only designating those building lots as "R(D)" in order to provide more flexibility for their future development/redevelopment.

110. Considering that there were only a few residents and several domestic structures in the area, and the local residents had clearly stated in the Q&A sessions that they had no strong view on the zoning for the concerned area, a Member considered that the "CA" zoning, which had provision for redevelopment of the existing houses or domestic structures on application, would be sufficient to meet the redevelopment needs of the local residents taking into account that there was no strong demand for new residential development within the area. On the other hand, the designation of the concerned area under "R(D)" zoning was strongly opposed by the green/concern groups.

111. A Member considered that the above proposal to designate only those land with building entitlements as "R(D)" would be desirable as it could respect the development right of the private land owners as well as to facilitate the improvement and upgrading of the existing structures if necessary.

112. The concerned Member, who put forth the alternative proposal as set out in paragraph 109 above, elaborated that the current "R(D)" zone could be revised to cover only those land with building entitlements and under GLLs permitted for domestic use. Upon publication of the proposed amendments, the local residents would be given a right to submit further representations and their views would be heard during the consideration of further representations by the Board.

113. Another Member held a different view and opined that only the four private lots with building entitlements should be designated as "R(D)". Other existing structures under GLLs should not be allowed to increase the development intensity, upon redevelopment, up to the scale similar to that of other private building lots.

114. A Member was concerned that for those lands with GLLs where the original structures no longer existed on site, redevelopment would not be allowed under the provision of "CA" zone. In response, the Secretary said that under "CA" zone, 'House (Redevelopment only)' was a Column 2 use which required planning permission from the Board. Evidence must be produced to demonstrate that the applied use involved redevelopment of a house. Apart from the above statutory planning requirement, the redevelopment of those structures under GLLs would also be subject to the approval of

LandsD which would consider each case in accordance with the prevailing policy and guidelines. The Secretary further recapitulated the background information, as presented by DPO/SKIs, that the locals were consulted on the land use proposals during the preparation of the draft OZP and had expressed an aspiration that their development rights should be respected, even though those land owners had not submitted any representations in respect of the draft OZP.

115. Another Member proposed to revise the boundary of the existing "R(D)" zone to cover only the four private lots and its adjoining area so as to provide more flexibility for redevelopment of those existing structures on the private lots. For those structures under GLLs, consideration might be given to rezoning them to "CA" or "GB" having regard to the fact that they would only be allowed to develop up to the existing development intensity upon redevelopment.

116. A Member said that in view of the high ecological value of the area where "R(D)" zone was designated, more stringent control on the rebuilding or redevelopment of the existing structures should be imposed in order to avoid causing adverse impact on the existing environment which was an important roosting ground for the migratory birds. To respect the development rights of the private lots, it was considered more appropriate to designate the four private lots with building entitlements as "R(D)" so as to contain the scale of future developments in the area as far as practicable.

117. Another Member considered that the proposal to revise the boundary of the existing "R(D)" zone to a smaller area covering the four private lots and their adjoining land would be optimal. The revised zoning for the area might be able to strike a balance between conservation and development as advocated by the green groups and the lot owners respectively. There was no strong ground to designate those temporary structures under GLLs as "R(D)" as the redevelopment right of those structures would be lapsed when the licensees passed away and rebuilding of those structures was subject to more stringent requirements such as the use of the same kind of temporary materials.

118. In response to the Chairman's enquiry, the Secretary said that the zoning boundary could be drawn up with reference to the site characteristics, conservation value of

the features, lot boundaries and footprints of the on-site structures as appropriate.

Option 2 : Retention of the original "R(D)" zone

119. A Member pointed out that although the local residents present at the meeting had no preference on the specific zoning for the concerned area, none of them were the land owners/residents of the "R(D)" zone. Their views should not be taken as the views of those affected land owners/occupiers of the licensed structures. The Member opined that the "R(D)" zoning for the concerned area should be retained.

120. Mr Ling said that it was important that a consistent approach be adopted in the designation of zonings on rural OZPs. It was the normal practice for PlanD to designate an area as "R(D)" where some private lots with building entitlements and/or structures with GLLs were found in order to respect their development/redevelopment rights. Having considered the site characteristics of the concerned area with the presence of some human settlements, the proposal to rezone the area from "R(D)" to "CA" would be a deviation from the usual practice. Citing the experience of zoning designation for the Shap Sze Heung OZP as an example, the two building lots in the midst of the larger "CA" zone was subsequently rezoned to "V" to reflect their building entitlements. As a compromise between the diverse views of different stakeholders, consideration might be given to designating an appropriate portion of the area as "GB" which might provide better protection for the existing natural environment than the "R(D)" zone.

121. A Member shared Mr Ling's views that it was important for the Board to adopt a consistent approach in designating land use zoning on the OZP. Since DPO/SKIs had confirmed that the zoning of the concerned area as "R(D)" was in compliance with the planning intention to facilitate the improvement and upgrading of the existing temporary structures in the area and followed the established practice, it was appropriate to retain the existing "R(D)" zoning. The Member further said that the local residents had indicated that their main concern was to ensure that the redevelopment right of the existing houses should be respected, and they had no strong views against new residential development in the area which would be subject to planning permission from the Board to ensure no adverse impact on the environment.

122. The same Member said that it was understandable that the affected land owners of "R(D)" zone would not submit representations as their concerns were already addressed by such zoning on the OZP. The Member reiterated that the "R(D)" zoning for the concerned area was appropriate as it would provide more flexibility for alteration and addition of existing structures. On the contrary, the large-scale rezoning of the entire "R(D)" zone to "CA" or the designation of specific land/structures as "R(D)" would pose undue constraints on the design, layout and disposition of those existing structures upon their redevelopment. As shown on the site photos of the Paper, it was noted that the landscape environment of the land occupied by the existing structures and its adjoining area were similar. The Member therefore considered that it would be difficult to justify the designation of different zonings for the building lots and its surrounding area. Should the concerned area be rezoned from "R(D)" to other zonings as proposed, such amendment might be subject to challenge by local residents on the ground that PlanD had adopted an inconsistent approach in the designation of "R(D)" zones as compared with other OZPs.

123. Mr Ling said that the subject "R(D)" zone was in the proximity of the public pier and had been occupied by some existing structures developed years ago. Besides, the "Government, Institution or Community" ("G/IC") zone to the immediate east of the "R(D)" zone was previously occupied by a school. It was evident that human settlements already existed in the area for many years and the original natural environment had already been disturbed. It was important for the Board to take into consideration the past and existing land uses of the area in determining the appropriate zoning for the area.

124. A Member asked apart from the private lots and GLL, whether there was other existing developments within the "R(D)" zone. In response, the Secretary said that some temporary structures erected on government land were also found in that area.

125. The same Member further asked whether a member of the public who was not the land owners could submit application for house development within the "R(D)" zone. The Secretary explained that in general, any person could submit planning application to the Board for development on any land not owned by him/her provided that the applicant had complied with the owners' consent/notification requirement. In the event that an applicant had obtained the necessary planning permission from the Board, there was no guarantee that

the applicant would be able to implement the approved proposal if he was not the land owner of the application site.

126. Another Member opined that if the concerned area was rezoned to "CA", the original planning intention to encourage improvement and upgrading of the existing temporary structures into permanent buildings, hence improving the general environment of the area, would be defeated. The existing "R(D)" zoning would provide more flexibility for future redevelopment of the existing structures in terms of design and layout. Whether the new structures could be developed up to the maximum development intensity as stipulated on the OZP would still be subject to the approval of other concerned government departments such as LandsD or the Buildings Department.

Option 3 : Rezone from "R(D)" to "GB"

127. To facilitate Members' discussion, the Secretary displayed the Notes for "GB" zone on the visualiser and said that house development was a Column 2 use which required planning permission from the Board. As compared with the Schedule of Uses for "CA" zone which only allowed redevelopment of houses subject to planning permission, "GB" zone would provide more flexibility for house development in that both redevelopment of existing house and other new house development might be permitted on application to the Board.

128. A Member opined that "R(D)" zone had already provided sufficient control on new residential development through the planning application mechanism. It was noted that the local residents present at the meeting had no vested interest in the "R(D)" zone and hence they had no strong views on whether new residential development should be allowed therein. It was also noted that R7, with the support of 463 villagers, had requested for the expansion of "V" zone to cater for the demand for Small House. As the designation of the concerned area under a residential zoning of "R(D)" might be wrongly perceived by the general public that the Government encouraged new residential development in the area, it would be worthwhile to explore the feasibility of rezoning the area to a conservation zoning of "GB". That might help to balance the concerns of the green groups for conservation and that of the local residents for new residential development.

129. Mr Ling said that given the accessibility of the concerned area near the public pier, the designation of the area as "GB" might provide relatively more flexibility than "CA" to meet the future development need of the area.

130. In response to a Member's question on the provision for house development as specified on the Notes for "GB" zone, the Secretary explained, with the aid of the Notes for "GB" zone on the visualiser, that as rebuilding of NTEH and replacement of existing domestic building by NTEH were uses always permitted under the covering Notes of the OZP, house development which did not fall within the above-said situations would require planning permission from the Board. Each application would have to be considered based on its individual merits.

131. Another Member considered that although the general planning intention for the Area was primarily for conservation of areas with high ecological value, a balanced approach should be taken to respect the development right of the land owners. Noting that columbarium use was included in the Column 2 of the Notes for "GB" zone, it might not be appropriate to rezone the area to "GB" in order to avoid unnecessary speculation that the Government was giving favouritism to those developers of the columbaria.

132. In view of the diverse views expressed by Members and with the agreement of Members, the Chairman invited Members to have a show of hands to indicate their views on whether the original "R(D)" zone should be retained as currently shown on the draft OZP, or the "R(D)" zone should be reduced with reference to the other alternatives discussed above. More Members agreed that the original "R(D)" zone should be reduced in area. Members then continued to discuss the revised zoning boundary for the smaller "R(D)" zone.

Revised zoning boundary for "R(D)" zone

133. A Member considered that it was the normal practice for the Board to delineate the zoning boundaries of the statutory plans based on a number of planning considerations including the planning intention, conservation value of the area and the existing land use features, etc., and land ownership was only one of the factors to be considered during the process. It would be prudent that the delineation of the revised boundary of "R(D)" zone

should follow the established practice as far as practicable. Moreover, it was also important to ensure that the area which was proposed to be rezoned to "CA" would be of higher ecological value.

[Mr Roger K.H. Luk left the meeting at this point.]

134. Mr Ling said that the current boundary of "R(D)" zone generally followed the existing physical features, namely the alignment of the existing footpaths and the boundaries of the two existing licensed structures. Consideration might be given to revising the northern boundary of the existing "R(D)" zone taking into account some physical features such as the northern and southern staircases leading to the adjoining "G/IC" zone, subject to the collection of more information about the on-site features and the location of those large mature trees. The proposed zoning boundary of the revised "R(D)" zone should be submitted to the Board for further consideration.

135. The meeting noted that given the concerned area was considered of high ecological value, and that the development and redevelopment right of some private lots with building entitlements within the "R(D)" zone should also be respected, rezoning part of the area under the original "R(D)" zone to an appropriate conservation zone should already be able to strike a balance between the diverging needs of different stakeholders.

136. Mr Ling said that the zoning boundaries should normally be drawn up with reference to the existing land use pattern or on-site physical features rather than simply following the private lot boundary. Quoting the private land in the southern part of the original "R(D)" zone as example, the private land was bisected by the existing footpath forming the southern boundary of the "R(D)" zone and thus the northern and southern parts of the lots were designated as "R(D)" and "CA" respectively.

137. The meeting generally agreed that the original "R(D)" zone would be reduced in area, and that the appropriate zoning for the area excluded from the "R(D)" zone would be worked out afterward taking into account the on-site physical features, conservation value of trees and vegetations, compatibility with the surrounding land uses as well as the planning intention for the area as appropriate.

138. The Secretary informed Members that the proposed amendments to the OZP to partially meet some representations would be published for public inspection and subject to further representations in accordance with the statutory procedure. The proposed amendments to the OZP would be submitted to the Board for agreement prior to the gazetting under the Ordinance. Members agreed.

Other Views

139. A Member suggested that consideration might be given to exploring whether the planning intention of the "R(D)" zone, which was also intended for low-rise, low-density residential developments, should be suitably revised having regard to the general planning intention of the Area which was mainly for conservation of the areas of high ecological value.

140. The Chairman said that the planning intention of the "R(D)" zone, as currently proposed, was consistent with that set out in the MSN. The Member's views to revise the planning intention of the "R(D)" zone could be further considered in the context of the overall review of the MSN in future.

141. Members then went through PlanD's responses to the following aspects as stated in paragraph 6 of the Paper:

<u>Group 1 and Group 2 Representations</u>

Burial grounds in the "GB" zones and proposals relating to the "GB" zone

142. A Member indicated that the proposed expansion of the burial ground was not supported. Other Members agreed.

143. Members noted PlanD's responses to the representations as stated in paragraphs 6.25 to 6.27 of the Paper in that the proposed expansion of burial ground might cause further adverse ecological and landscape impacts on the surroundings; and the Notes for "GB" zone generally followed the MSN.

"V" zone boundary and proposals relating to "V" zone

144. Members noted PlanD's responses to the representations as stated in paragraphs 6.35 to 6.42 of the Paper in that the boundary of the "V" zone had been drawn up taking account of site conditions of the area within the 'VE', existing village clusters, local topography and site characteristics and concerned departmental advice; Small House demand forecast was only one of the factors considered and an incremental approach for designating the "V" zone was adopted; the area proposed for "V" zone expansion was outside the 'VE'; and the Notes for "V" zone generally followed MSN.

Concerns on education/recreational development in "CA" zone

145. A Member said that although YMCA had submitted a proposal for development of holiday houses in the area for education or recreational purposes during the preparation of the draft OZP, the provision of overnight accommodation was not an essential facility and might cause adverse impact on the surrounding area. There was no strong justification to support the development of holiday house in the area.

146. Members noted PlanD's responses to the representations as stated in paragraphs 6.22 to 6.23 of the Paper. As the Notes for the "CA" zone generally followed the MSN which included 'Holiday Camp' use that might be considered under the planning application system based on individual merits, Members considered that such control was adequate.

Group 1 Representations

Objection to the conservation zonings in Po Toi

147. A Member considered that the "CA" zoning as shown on the OZP were appropriate and agreed to PlanD's recommendation of not to amend the OZP to meet the related representations of Group 1.

148. Members noted PlanD's responses to the representations as stated in paragraphs 6.18 to 6.21 of the Paper in that the designation of conservation zonings had taken into account the ecological and scientific values, landscape character, local topography, site

characteristics, stakeholders' views and concerned departmental advice and was considered appropriate; private development rights would not be totally deprived of as there were 'always permitted uses' and uses subject to planning permission under conservation zonings.

Group 2 Representations

Designation of "SSSI" and/or CP

149. Members noted PlanD's responses to the representations as stated in paragraph 6.24 of the Paper in that while the proposal to designate Po Toi as "SSSI" was subject to detailed study, the planning intention to conserve this area had been clearly reflected in the conservation zonings designated on the draft OZP; and the designation of Po Toi Islands as CP/Marine Park was outside the purview of the Board.

Lack of mechanism to protect the mature woodland and control of tree felling

150. Members noted PlanD's responses to the representations as stated in paragraph 6.28 of the Paper in that the mature woodland with high scientific and ecological values had been zoned "CA" for conservation purpose; and there were existing mechanisms to control felling of trees on government land and private land, as appropriate.

151. Members generally agreed that the grounds of representations and comments had adequately been responded to in paragraph 6 of the Paper. Apart from the proposed amendments to the boundary of the "R(D)" zone to partially meet some of the adverse representations as set out in paragraph 137 above, Members considered that there was no need to amend the OZP to meet the remaining representations.

152. After deliberation, the Board noted the supportive views of Representations No. R1(part), R2(part), R3(part), R4(part) and R5(part).

153. After deliberation, the Board decided to partially uphold the Representations No. R3(part), R4(part), R11 to R16, R18 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789 and considered that the Plan should be amended to

partially meet the representations.

154. After deliberation, the Board decided not to uphold the remaining part of Representations No. R1(part), R2(part), R3(part), R4(part), R5(part), R11 to R16, R18 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789, and Representations No. R6 to R10, R17, R39, R40, R43, R648, R708, R722 to R726, R728 to R756 and R790 to R813 and considered that the Plan should not be amended to meet the representations. The reasons were:

"(a) the general planning intention and designation of "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA") and "Green Belt" ("GB") zonings on the draft Outline Zoning Plan (OZP) have duly reflected the habitats of high ecological and scientific values in the Area, as well as landscape character, local topography, site characteristics, stakeholders' views and concerned departments' advice (R1 to R6 and R11 to R813);

(b) the "CA", "CPA" and "GB" zones are designated to duly reflect the planning intention of the Area to protect the natural landscape with high ecological and scientific values that are worthy of conservation (R7 to R10);

(c) private land would not be resumed for nature conservation purpose per se according to the prevailing government policy. The development rights of the respective private land owners would, however, not be totally deprived as the land can be put to 'always permitted uses' and other uses as long as planning approval is obtained. The draft OZP would not in any way affect the owners' right to assign or transfer the interests in their land, the designation of "CA" zone on the draft OZP would not contradict Articles 6 and 105 of the Basic Law (R7 to R10);

(d) the designation of "CPA" zoning has no implication on the enforcement under the Marine Park and Marine Reserves Regulation (Cap. 476A) (R7 and R8);

(e) the Notes of the "CA" zone generally follows the Master Schedule of Notes to Statutory Plans (MSN) including uses like 'Holiday Camp' that may be considered by the Town Planning Board (the Board) under the planning application system to allow flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances (R8, R13, R15, R16, R18, R19, R45, R55, R60, R62 to R287, R289 to R501, R503 to R589, R591 to R625, R648, R663 to R706, R722 to R724, R726 to R729, R751, R755 and R756);

(f) while the proposal to designate Po Toi as "Site of Special Scientific Interest" ("SSSI") is subject to detailed study, the planning intention to conserve this area has been clearly reflected in the conservation zonings designated on the draft OZP. The designation of Country Park/Marine Park is under the jurisdiction of the Country and Marine Parks Authority governed by the Country Parks Ordinance (Cap. 208) and Marine Parks Ordinance (Cap. 476) which are outside the purview of the Board (R3, R4, R11 to R14, R17 to R19, R40, R43, R45, R55, R59, R61, R62, R71 to R74, R77, R80 to R317, R319 to R352, R354 to R621, R623 to R676, R678 to R686, R695 to R720, R725, R727, R729 to R734, R738 to R750, R752 to R756, R759 to R764 and R790 to R796);

(g) the control of burial activities within and outside the permitted burial grounds is considered appropriate as burial activities including provision of new graves within the permitted burial grounds are generally tolerated under the draft OZP but separately administered by the District Officer/Islands, Home Affairs Department. Other 'Burial Ground' use outside these permitted burial grounds would require planning permission (if applicable) from the Board (R6, R7, R14 and R808);

(h) the proposed expansion of burial ground near Tai Wan Pier may cause further adverse ecological and landscape impacts on the surroundings.

There are also no sufficient justification and assessment to support the proposal (R6);

(i) the Notes of the "GB" zone generally follows MSN including uses that may be considered by the Board under the planning application system. This allows flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances (R14);

(j) mature woodlands with high scientific and ecological values have been zoned "CA" for conservation purpose. There are also existing mechanisms to control felling of trees on government land (e.g. Development Bureau Technical Circular (Works) No. 10/2013, "*Tree Preservation*") and private land (e.g. via land lease conditions and Lands Administration Office Practice Notes (LAO PN) No. 7/2007, "*Tree Preservation and Tree Removal for Building Development in Private Projects*"), as appropriate (R13 and R18);

(k) there is insufficient information to demonstrate that the proposed columbarium/memorial garden development would not have adverse impacts on environmental, visual, landscape, traffic, public order and infrastructural aspects. The benefits and impacts of the proposed development cannot be ascertained at this juncture (R9 and R10);

(l) there is no evidence or information to establish that there is any existing 'Columbarium'/'Memorial Garden' use in Po Toi. Even if the alleged 'Columbarium' and/or 'Memorial Garden' use is an 'Existing Use' ('EU') under the Town Planning Ordinance (the Ordinance), it does not necessarily mean that the EU could meet relevant legislation and government requirements including the conditions of the lease concerned (R10);

(m) it would be premature to assume that, by virtue of the fact that a columbarium development that has joined the Notification Scheme under the Private Columbaria Bill, the concerned columbarium development would be eligible to apply for exemption under the future licensing regime (R10);

(n) the "Residential (Group D)" ("R(D)") zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. Its boundary has been drawn up taken into account the land status, ecological and landscape values, locations of existing domestic structures/squatters and site characteristics. The Notes of the "R(D)" zone generally follows MSN including uses which may be considered by the Board under the planning application system. This is to allow flexibility for new house development and/or provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances (R1 to R4, R11 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789);

(o) the planning intention of the "Village Type Development" ("V") zone is to designate both existing recognised village and areas of land considered suitable for village expansion. The boundary of the "V" zone has been drawn up taking account of site conditions of the area within the village 'environ' ('VE'), existing village clusters, local topography and site characteristic. The Small House demand forecast is only one of the factors in drawing up the "V" zone boundary. An incremental approach for designating the "V" zone for Small House development has been adopted with an aim to confine Small House development at suitable locations (R1, R2, R6 to R8, R11, R12, R14, R16 to R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700, R727 to R737

and R757 to R789);

(p) the Notes of the "V" zone generally follows MSN which include Columns 1 and 2 uses to duly reflect its planning intention and to allow flexibility for provision of different facilities that may be compatible with the surrounding area for public use/enjoyment. Uses that may impose adverse impacts on the surroundings have been put in Column 2 uses in the Notes of the "V" zone so that planning application to the Board is required. Each application would be considered by the Board based on its own merits taking account of the prevailing planning circumstances (R6 to R8, R11, R12, R14, R16 to R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700, R727 to R737 and R757 to R789);

(q) under the prevailing Small House policy administrated by the Lands Department, land for building Small House is confined to areas within 'VE'. The indigenous inhabitants' representative in southern Lamma Island can apply and build Small House at Po Toi only if they have obtained suitable private land and the proposed Small House must be built within the lot boundaries of the lot under application. Besides, sufficient land has been reserved for Small House development in southern Lamma Island (R6 to R8, R11, R12, R14, R16 to R19, R39, R40, R52, R54, R55, R57 to R244, R246 to R342, R344 to R558, R560 to R623, R625 to R637, R639 to R645, R648, R649, R677, R700, R727 to R737 and R757 to R789);

(r) the need and timing of provision of infrastructure and government, institution or community (GIC) facilities in the Area would depend on, inter alia, population, provision standards and resources availability in consultation with relevant government departments. While provision of infrastructure and GIC facilities coordinated by government departments is generally always permitted under the draft OZP, such works within the "CA" and "CPA" zones involving filling of land/pond, excavation of land

and diversion of stream would require planning permission from the Board. The Board will consider each application on its individual merits (R7 and R8); and

(s) consultations with the Islands District Council, the Lamma Island (South) Rural Committee and local residents of Po Toi have been conducted during the preparation of the draft OZP. Besides, the statutory plan-making process, which involves the exhibition of the draft OZP for public inspection, submission of representations and comments by the public, as well as the hearing of representations and comments received, is itself a public consultation process under the Ordinance (R7 and R10)."

Agenda Item 2

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

155. There being no other business, the meeting closed at 6:00 p.m.

TOWN PLANNING BOARD

TPB PAPER NO. 10057

FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 11.12.2015

PROPOSED AMENDMENTS TO
THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN (OZP) NO. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON THE DRAFT PO TOI ISLANDS OZP NO. S/I-PTI/1

TPB Paper No. 10057
for consideration by
the Town Planning Board
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**PROPOSED AMENDMENTS TO
THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN (OZP) NO. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT PO TOI ISLANDS OZP NO. S/I-PTI/1**

1. Purpose

This paper is to seek Members' agreement that:

(a) the proposed amendments to the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1 set out at **Annex I** are suitable for publication for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance); and

(b) the revised Explanatory Statement (ES) of the OZP (**Annex II**) is suitable for publication together with the draft OZP.

2. Background

2.1 On 27 February 2015, the draft Po Toi Islands OZP No. S/I-PTI/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, 813 representations were received. On 19 May 2015, the Town Planning Board (the Board) published the representations for three weeks for comments. Upon expiry of the publication period on 9 June 2015, a total of 1,462 comments were received.

2.2 On 5 November 2015 upon hearing of the representations and comments on the OZP (TPB Paper No. 10017), the Board decided to partially uphold the representations (**R3(part), R4(part), R11 to R16, R18 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789**) by reducing the area of the "Residential (Group D)" ("R(D)") zone taking into account in-situ physical features, conservation value of trees and vegetations, compatibility with the surrounding land uses as well as the planning intention for the area as appropriate. The proposed amendments to the draft OZP should be submitted to the Board for agreement prior to gazetting under section 6C(2) of the Ordinance.

3. Conditions of the "R(D)" Zone (Plans Ha-1 to Ha-3)

3.1 The planning intention of the "R(D)" zone is to cover the existing temporary structures/houses to facilitate improvement and upgrading of them to permanent buildings. It is located to the southwest of Po Toi Village outside its 'Village Environs' ('VE') and at the foothill, with its gradient increasing from the west to the east, and is currently served by footpaths linking the area upslope and Po Toi Public Pier, which is located to the immediate southwest of the zone. There are existing one- to two-storey temporary structures, most of which are occupied while

some are ruins. All the private lots within the "R(D)" zone are with building entitlements (**Plan Ha-1**).

3.2 As advised by the Director of Agriculture, Fisheries and Conservation (DAFC), in the current "R(D)" zone, there are about 10 mature trees, including five *Ficus microcarpa* (榕樹), one *Acacia confusa* (台灣相思), one *Dimocarpus longan* (龍眼), one *Mangifera indica* (杧果) and two *Melia azedarach* (楝) (**Plan Ha-1**). These trees are of common species situated among the village structures in a rural setting. However, they can serve as foraging/roosting grounds to various birds.

3.3 Taking into account the above conditions of the site, the following amendments to the draft OZP are proposed (**Plan Ha-4**):

(a) the southwestern portion of the area which is dominated by mature trees with some temporary structures along the coast is proposed to be rezoned to "Coastal Protection Area" ("CPA") with the planning intention to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform and areas of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development within this zone. Only developments that 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. Similar to the "Conservation Area" zone, 'House (Redevelopment only)' within the "CPA" zone would require planning permission from the Board which allows the Board to consider the application for redevelopment based on individual merits; including, inter alia, impact on tree preservation, development rights of the applicant;

(b) the eastern portion of the area which is covered by several temporary structures and vegetation with no significant conservation value is proposed to be rezoned to "Green Belt" ("GB") with the planning intention to 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. Under this zoning, development/redevelopment of 'House' requires planning permission from the Board. Any application for 'House' development/redevelopment would be considered by the Board in accordance with the "Town Planning Board Guidelines for Application for Development within Green Belt zone under section 16 of the Town Planning Ordinance" (TPB-PG No. 10); and

(c) the remaining portion of the area which is mainly covered by private land with building entitlements is proposed to retain as "R(D)" to facilitate the redevelopment existing building structures for upgrading and improvement. Only one mature tree is found within this area and the preservation of which would be dealt with under the prevailing mechanism. Within this zone, new residential development would also require planning permission from the Board.

3.4 The adjustment of zoning boundaries is delineated taking into account the existing features including the presence of mature trees serving as foraging/roasting grounds

to various birds, vegetation cover, footpaths and private lot boundaries. Such adjustments would address Members' concerns on providing extra means for tree preservation through planning application system for development/redevelopment proposals within the area while maintaining flexibility for development of private land with building entitlements. Nine out of the 10 mature trees within the area will be covered by conservation zonings (i.e. "CPA" and "GB"). DAFC considers the rezoning proposals appropriate.

4. Proposed Amendments to the draft OZP

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

(a) Amendment Item A1 (about 0.06 ha)
Rezoning of the southwestern portion of the "R(D)" zone to "CPA".

(b) Amendment Item A2 (about 0.25 ha)
Rezoning of the eastern portion of the "R(D)" zone to "GB".

4.2 The ES for the "R(D)", "GB" and "CPA" zones of the draft OZP have been revised to incorporate the proposed amendments as mentioned in paragraph 4.1 above. Relevant extracts of the revised ES (with proposed additions highlighted in ***bold and italics*** and deletion ~~double-crossed-out~~) are at **Annex II** for Members' consideration.

5. Consultation

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

6. Decision Sought

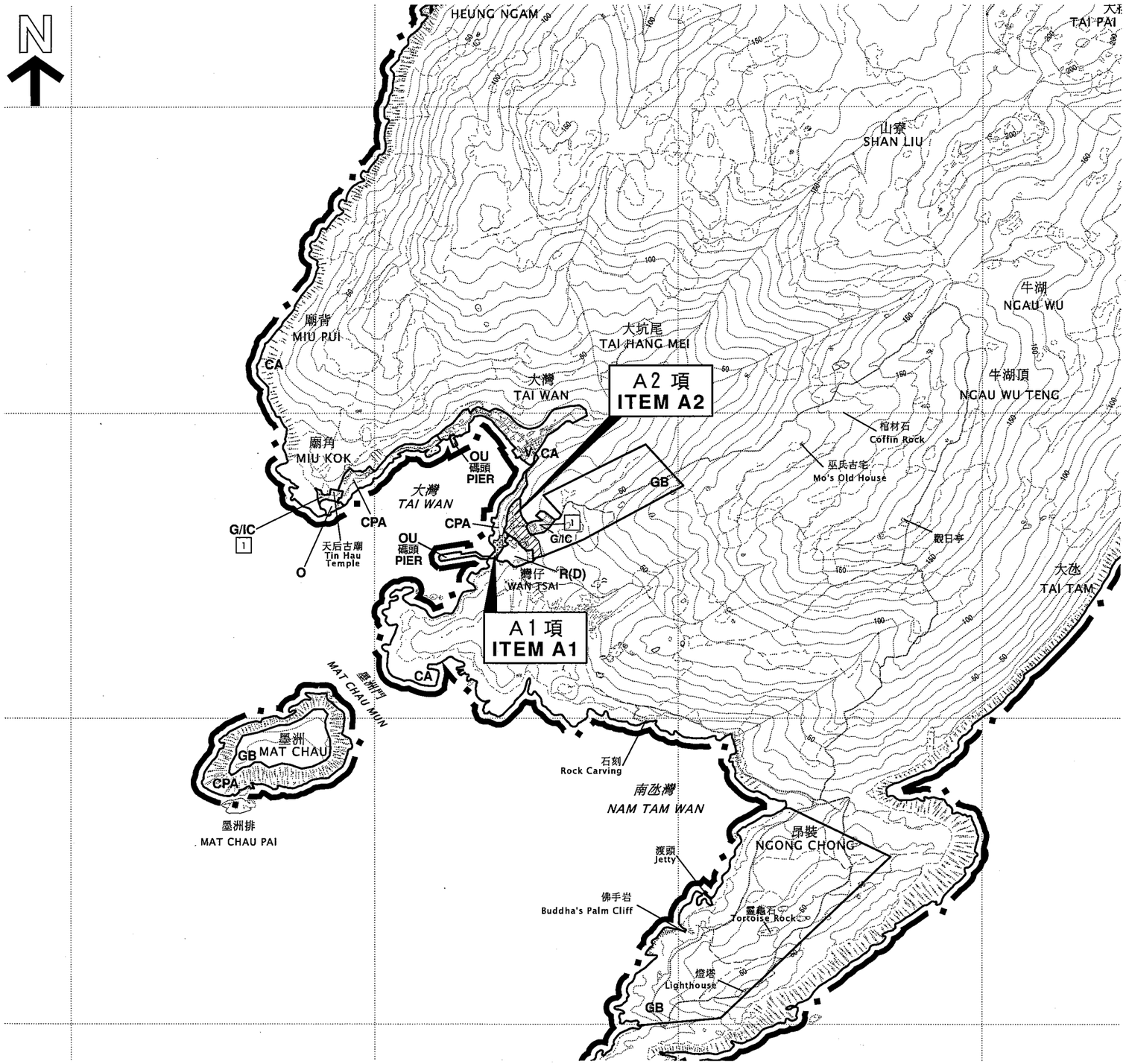
Members are invited to agree that the proposed amendments to the draft Po Toi Islands OZP No. S/I-PTI/1 as shown at **Annex I** are suitable for publication for public inspection in accordance with section 6C(2) of the Ordinance and the revised ES at **Annex II** is suitable for publication together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

7. Attachments

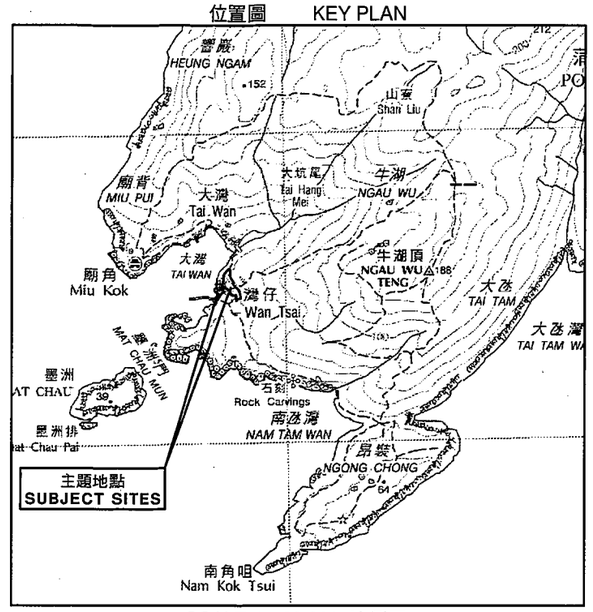
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Annex II	Proposed revision to the Explanatory Statement of the draft Po Toi Islands OZP No. S/I-PTI/1 in relation to Amendment Plan No. R/S/I-PTI/1-A1 (paragraphs 9.1, 9.6 and 9.7)
Plan Ha-1	Location of the "Residential (Group D)" ("R(D)") zone
Plan Ha-2	Aerial Photo
Plans Ha-3	Site Photos

Plans Ha-4 Rezoning proposals for the “R(D)” zone

PLANNING DEPARTMENT
DECEMBER 2015



位置圖 KEY PLAN



SCALE 1 : 20 000 比例尺

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

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

A1項 ITEM A1

將「住宅（丁類）」地帶西面的部分土地劃作「海岸保護區」地帶
REZONING THE WESTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "COASTAL PROTECTION AREA"

A2項 ITEM A2

將「住宅（丁類）」地帶東面的部分土地劃作「綠化地帶」
REZONING THE EASTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "GREEN BELT"

（參看附表）
(SEE ATTACHED SCHEDULE)

年 月 日根據城市規劃條例第6C(2)條公布對草圖編號 S/I-PTI/1 作出的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-PTI/1 PUBLISHED UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE ON

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

蒲台群島分區計劃大綱草圖編號 S/I-PTI/1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 7 500 比例尺

米 METRES 200 0 200 400 600 800 METRES 米

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

圖則編號 PLAN No. R/S/I-PTI/1 - A1

PROPOSED REVISION TO THE EXPLANATORY STATEMENT OF THE DRAFT PO TOI ISLANDS OZP NO. S/I-PTI/1 IN RELATION TO AMENDMENT PLAN NO. R/S/I-PTI/1-A1

9 LAND USE ZONINGS

9.1 Residential (Group D)" ("R(D)"): Total Area 0.~~48~~*0.17*ha

9.1.1 The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9.1.2 This zone mainly covers the ~~areas~~ ***private land*** to the southwest of Po Toi Village outside its 'Village Environs' ('VE'). This area is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins.

9.1.3 To allow for upgrading and improvement, redevelopment of existing temporary structures or existing building shall not result in a total development and/or redevelopment in excess of a maximum building area of 37.2m^2 and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater. Rebuilding of New Territories Exempted House (NTEH) and replacement of an existing domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan by a NTEH are always permitted in this zone. Apart from allowing residential upgrading, low-rise and low-density residential developments may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development including redevelopment for 'Flat' and 'House' shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).

9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.1.5 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.

9.6 "Green Belt" ("GB"): Total Area ~~150.2~~*150.45*ha

9.6.1 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.

9.6.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland

and grassland have been designated as "GB" to protect existing green areas and preserve the hilly terrain in the Area.

9.6.3 The "GB" zone mainly covers the vegetated hill slopes ***with some temporary structures*** at Tai Wan and Wan Tsai of Po Toi; as well as ~~these~~ ***the vegetated hill slopes*** at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern part of Po Toi within this zone. As they have been in existence before the first publication of the draft DPA Plan, they are considered as an 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.

9.6.4 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.

9.6.5 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 coordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.7 "Coastal Protection Area" ("CPA"): Total Area ~~30.43~~***30.49***ha

9.7.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform and 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.

9.7.2 This zone covers the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and boulder coasts.

9.7.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of an existing house 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.

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

N

T11
T9
T8
T10
T7
T6
T5
T4
T3
T2
T1
①
②
CA
CPA
GB
R(D)
G/IC
R
TS
P
FP
L
學校
School
岩地
Rocky Area
墓地
Graves
灣仔
WAN TSAI
HWM

圖例 LEGEND

- 主題地點 SUBJECT SITE
- 分區計劃大綱草圖編號S/I-PTI/1的用途地帶界線 ZONING BOUNDARIES OF OZP No. S/I-PTI/1
- 私人土地(農地) PRIVATE LAND (AGRICULTURAL LAND)
- 私人土地(屋地) PRIVATE LAND (BUILDING LAND)
- 臨時政府撥地 TEMPORARY GOVERNMENT LAND ALLOCATION
- 政府土地租用牌照 GOVERNMENT LAND LICENCE
- T1 樹木的位置 TREE LOCATION
- ① 實地照片的觀景點 (參閱圖 Ha-3) VIEWING POINT OF SITE PHOTO (REFER PLAN Ha-3)

「住宅(丁類)」地帶的位置 **LOCATION OF THE "R(D)" ZONE**

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS ON THE DRAFT PO TOI ISLANDS OZP No. S/I-PTI/1

SCALE 1 : 500 比例尺

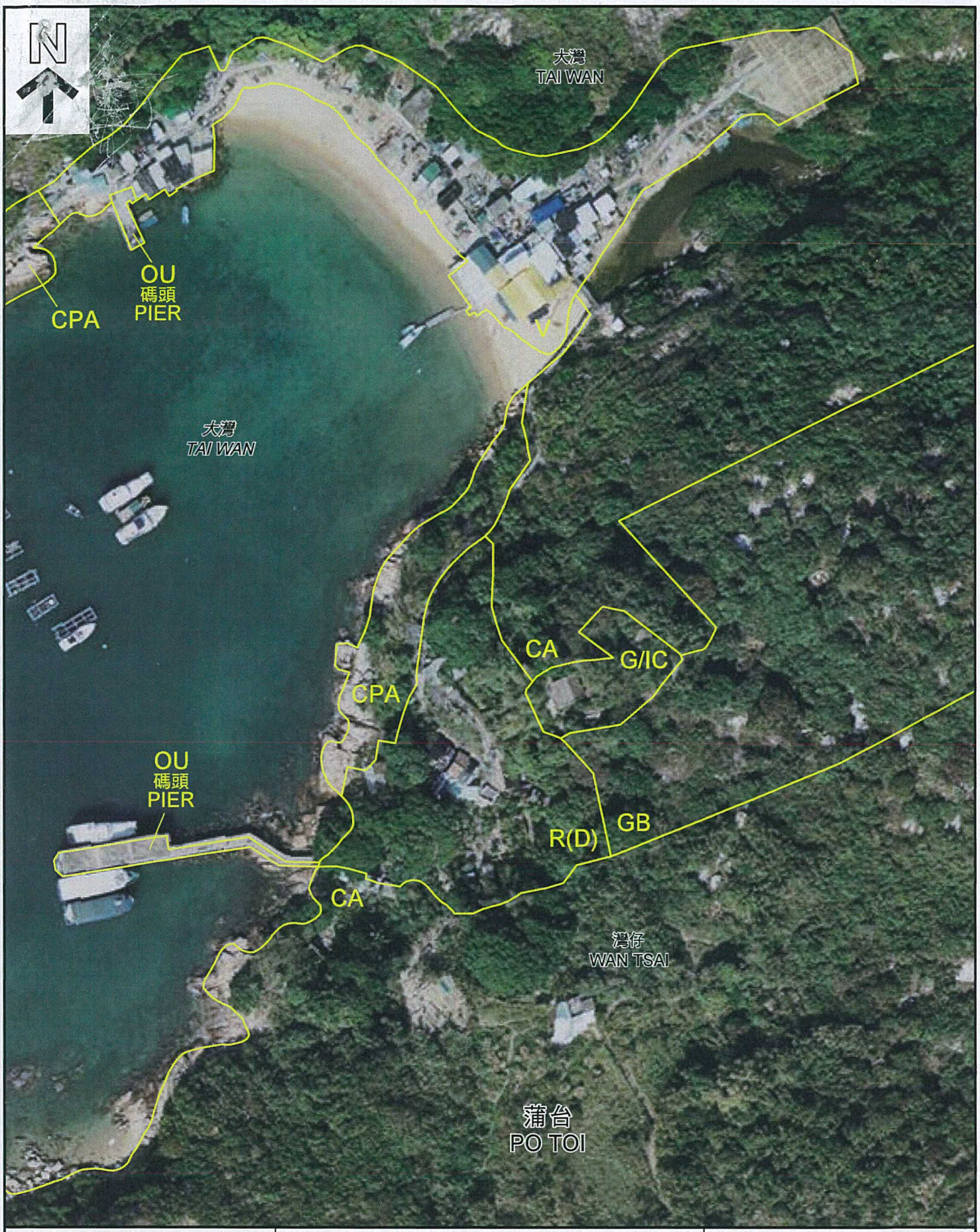
米 METRES 10 0 10 20 30 40 METRES 米

本摘要圖於2015年12月4日
EXTRACT PLAN PREPARED ON 4.12.2015

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 1



分區計劃大綱草圖編號S/I-PTI/1的用途地帶界線
ZONING BOUNDARIES OF OZP No. S/I-PTI/1

本摘要圖於2015年12月3日擬備，
所根據的資料為地政總署於2015年1月1日
拍得的航攝照片編號CS55264
EXTRACT PLAN PREPARED ON 3.12.2015
BASED ON AERIAL PHOTO No. CS55264
TAKEN ON 1.1.2015
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT
PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF
REPRESENTATIONS AND COMMENTS ON
THE DRAFT PO TOI ISLANDS OZP No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

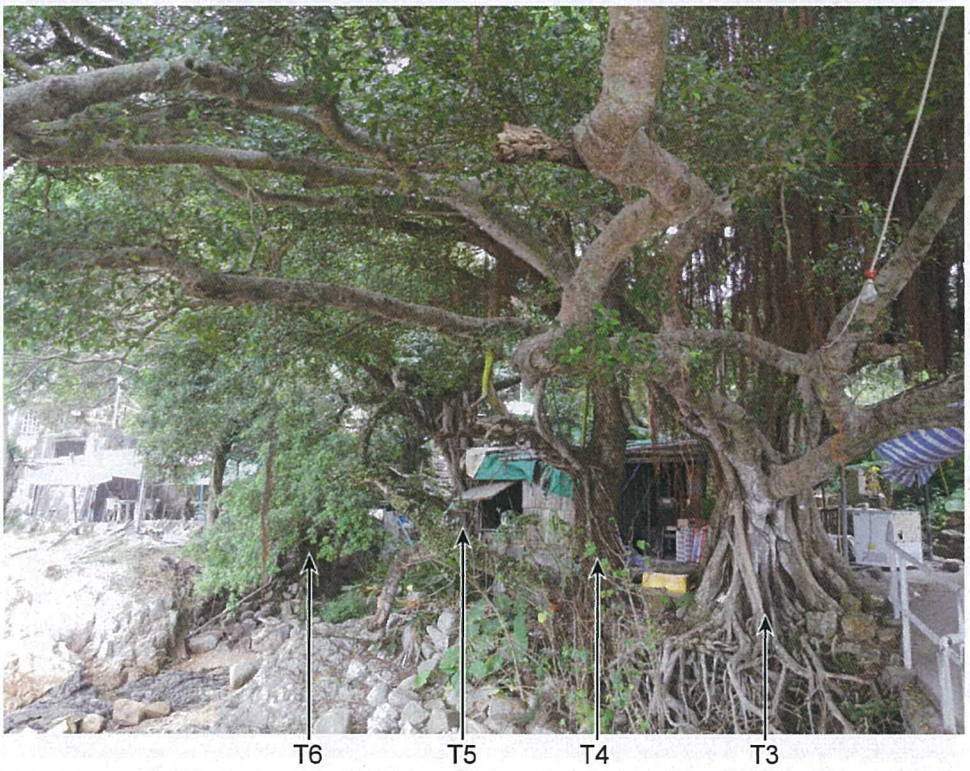
參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 2

VIEWING POINT 1



VIEWING POINT 2



樹木的位置
TREE LOCATION

本圖於2015年12月3日擬備，所根據的資料為攝於2015年11月12日的實地照片
PLAN PREPARED ON 3.12.2015 BASED ON SITE PHOTOS TAKEN ON 12.11.2015

實地照片 SITE PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT
PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF
REPRESENTATIONS AND COMMENTS ON
THE DRAFT PO TOI ISLANDS OZP No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 3

N

CPA

CA

G/IC

GB

A2

A1

R(D)

OU
碼頭
PIER

岩地
Rocky Area

學校
School

墓地
Graves

灣仔
WAN TSAI

R

TS

FP

L

P

HWM

20

圖例 LEGEND

分區計劃大綱草圖編號S/I-PTI/1的用途地帶界線
ZONING BOUNDARIES OF OZP No. S/I-PTI/1

項目 ITEM A1 由「住宅(丁類)」地帶改劃為「海岸保護區」地帶
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "COASTAL PROTECTION AREA"

項目 ITEM A2 由「住宅(丁類)」地帶改劃為「綠化地帶」
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "GREEN BELT"

「住宅(丁類)」地帶的位置 **LOCATION OF THE "R(D)" ZONE**

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS ON THE DRAFT PO TOI ISLANDS OZP No. S/I-PTI/1

SCALE 1 : 500 比例尺

米 METRES 10 0 10 20 30 40 METRES 米

本摘要圖於2015年12月3日
EXTRACT PLAN PREPARED ON 3.12.2015

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 4

TOWN PLANNING BOARD

TPB PAPER NO. 10057

FOR CONSIDERATION BY
THE TOWN PLANNING BOARD ON 11.12.2015

PROPOSED AMENDMENTS TO
THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN (OZP) NO. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS
ON THE DRAFT PO TOI ISLANDS OZP NO. S/I-PTI/1

TPB Paper No. 10057
for consideration by
the Town Planning Board
on 11.12.2015

**PROPOSED AMENDMENTS TO
THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN (OZP) NO. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND
COMMENTS ON THE DRAFT PO TOI ISLANDS OZP NO. S/I-PTI/1**

1. Purpose

This paper is to seek Members' agreement that:

(a) the proposed amendments to the draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1 set out at **Annex I** are suitable for publication for public inspection under section 6C(2) of the Town Planning Ordinance (the Ordinance); and

(b) the revised Explanatory Statement (ES) of the OZP (**Annex II**) is suitable for publication together with the draft OZP.

2. Background

2.1 On 27 February 2015, the draft Po Toi Islands OZP No. S/I-PTI/1 was exhibited for public inspection under section 5 of the Ordinance. During the two-month exhibition period, 813 representations were received. On 19 May 2015, the Town Planning Board (the Board) published the representations for three weeks for comments. Upon expiry of the publication period on 9 June 2015, a total of 1,462 comments were received.

2.2 On 5 November 2015 upon hearing of the representations and comments on the OZP (TPB Paper No. 10017), the Board decided to partially uphold the representations (**R3(part), R4(part), R11 to R16, R18 to R38, R41, R42, R44 to R647, R649 to R707, R709 to R721, R727 and R757 to R789**) by reducing the area of the "Residential (Group D)" ("R(D)") zone taking into account in-situ physical features, conservation value of trees and vegetations, compatibility with the surrounding land uses as well as the planning intention for the area as appropriate. The proposed amendments to the draft OZP should be submitted to the Board for agreement prior to gazetting under section 6C(2) of the Ordinance.

3. Conditions of the "R(D)" Zone (Plans Ha-1 to Ha-3)

3.1 The planning intention of the "R(D)" zone is to cover the existing temporary structures/houses to facilitate improvement and upgrading of them to permanent buildings. It is located to the southwest of Po Toi Village outside its 'Village Environs' ('VE') and at the foothill, with its gradient increasing from the west to the east, and is currently served by footpaths linking the area upslope and Po Toi Public Pier, which is located to the immediate southwest of the zone. There are existing one- to two-storey temporary structures, most of which are occupied while

some are ruins. All the private lots within the "R(D)" zone are with building entitlements (**Plan Ha-1**).

3.2 As advised by the Director of Agriculture, Fisheries and Conservation (DAFC), in the current "R(D)" zone, there are about 10 mature trees, including five *Ficus microcarpa* (榕樹), one *Acacia confusa* (台灣相思), one *Dimocarpus longan* (龍眼), one *Mangifera indica* (杧果) and two *Melia azedarach* (楝) (**Plan Ha-1**). These trees are of common species situated among the village structures in a rural setting. However, they can serve as foraging/roosting grounds to various birds.

3.3 Taking into account the above conditions of the site, the following amendments to the draft OZP are proposed (**Plan Ha-4**):

(a) the southwestern portion of the area which is dominated by mature trees with some temporary structures along the coast is proposed to be rezoned to "Coastal Protection Area" ("CPA") with the planning intention to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform and areas of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development within this zone. Only developments that 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. Similar to the "Conservation Area" zone, 'House (Redevelopment only)' within the "CPA" zone would require planning permission from the Board which allows the Board to consider the application for redevelopment based on individual merits; including, inter alia, impact on tree preservation, development rights of the applicant;

(b) the eastern portion of the area which is covered by several temporary structures and vegetation with no significant conservation value is proposed to be rezoned to "Green Belt" ("GB") with the planning intention to 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. Under this zoning, development/redevelopment of 'House' requires planning permission from the Board. Any application for 'House' development/redevelopment would be considered by the Board in accordance with the "Town Planning Board Guidelines for Application for Development within Green Belt zone under section 16 of the Town Planning Ordinance" (TPB-PG No. 10); and

(c) the remaining portion of the area which is mainly covered by private land with building entitlements is proposed to retain as "R(D)" to facilitate the redevelopment existing building structures for upgrading and improvement. Only one mature tree is found within this area and the preservation of which would be dealt with under the prevailing mechanism. Within this zone, new residential development would also require planning permission from the Board.

3.4 The adjustment of zoning boundaries is delineated taking into account the existing features including the presence of mature trees serving as foraging/roasting grounds

to various birds, vegetation cover, footpaths and private lot boundaries. Such adjustments would address Members' concerns on providing extra means for tree preservation through planning application system for development/redevelopment proposals within the area while maintaining flexibility for development of private land with building entitlements. Nine out of the 10 mature trees within the area will be covered by conservation zonings (i.e. "CPA" and "GB"). DAFC considers the rezoning proposals appropriate.

4. Proposed Amendments to the draft OZP

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

(a) Amendment Item A1 (about 0.06 ha)
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(b) Amendment Item A2 (about 0.25 ha)
Rezoning of the eastern portion of the "R(D)" zone to "GB".

4.2 The ES for the "R(D)", "GB" and "CPA" zones of the draft OZP have been revised to incorporate the proposed amendments as mentioned in paragraph 4.1 above. Relevant extracts of the revised ES (with proposed additions highlighted in ***bold and italics*** and deletion ~~double-crossed-out~~) are at **Annex II** for Members' consideration.

5. Consultation

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

6. Decision Sought

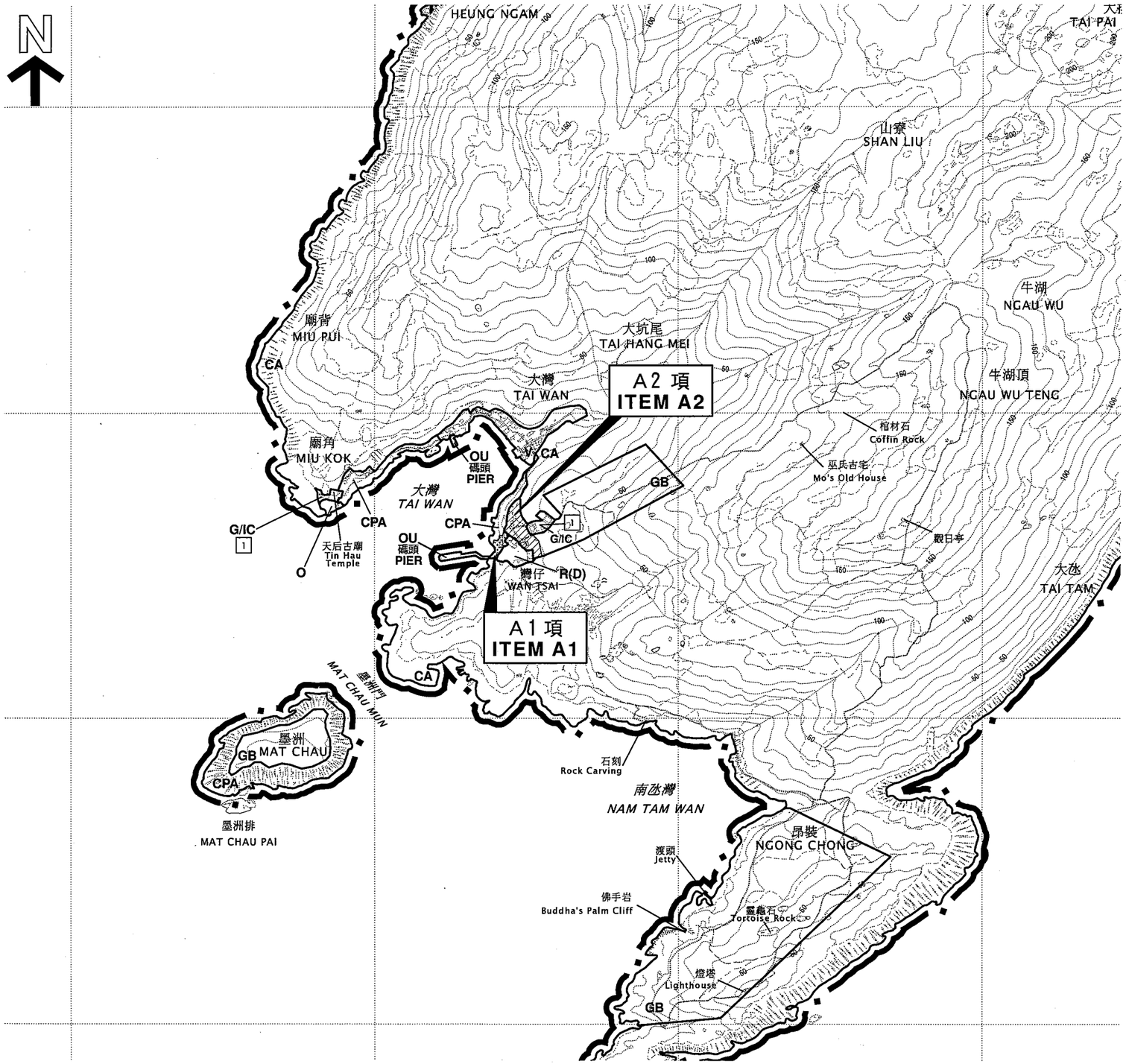
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7. Attachments

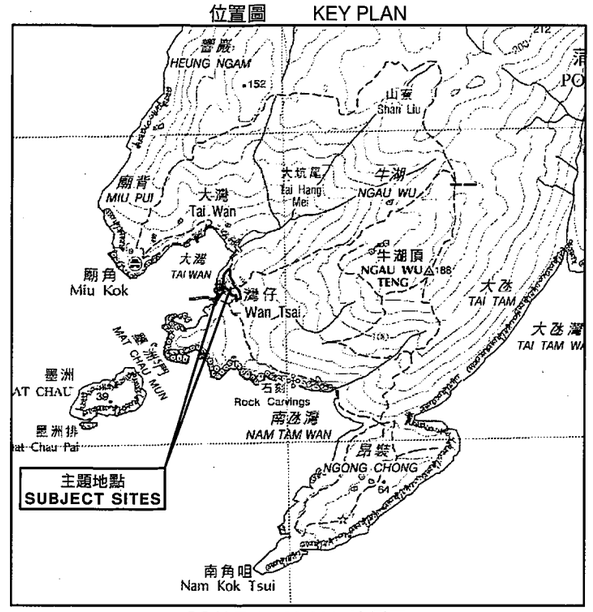
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Plan Ha-1	Location of the "Residential (Group D)" ("R(D)") zone
Plan Ha-2	Aerial Photo
Plans Ha-3	Site Photos

Plans Ha-4 Rezoning proposals for the “R(D)” zone

PLANNING DEPARTMENT
DECEMBER 2015



位置圖 KEY PLAN



SCALE 1 : 20 000 比例尺

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

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

A1項 ITEM A1

將「住宅（丁類）」地帶西面的部分土地劃作「海岸保護區」地帶
REZONING THE WESTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "COASTAL PROTECTION AREA"

A2項 ITEM A2

將「住宅（丁類）」地帶東面的部分土地劃作「綠化地帶」
REZONING THE EASTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "GREEN BELT"

（參看附表）
(SEE ATTACHED SCHEDULE)

年 月 日根據城市規劃條例第6C(2)條公布對草圖編號 S/I-PTI/1 作出的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-PTI/1 PUBLISHED UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE ON

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

蒲台群島分區計劃大綱草圖編號 S/I-PTI/1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 7 500 比例尺

米 METRES 200 0 200 400 600 800 METRES 米

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

圖則編號 PLAN No. R/S/I-PTI/1 - A1

PROPOSED REVISION TO THE EXPLANATORY STATEMENT OF THE DRAFT PO TOI ISLANDS OZP NO. S/I-PTI/1 IN RELATION TO AMENDMENT PLAN NO. R/S/I-PTI/1-A1

9 LAND USE ZONINGS

9.1 Residential (Group D)" ("R(D)"): Total Area 0.~~48~~*0.17*ha

9.1.1 The planning intention of this zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

9.1.2 This zone mainly covers the ~~areas~~ ***private land*** to the southwest of Po Toi Village outside its 'Village Environs' ('VE'). This area is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins.

9.1.3 To allow for upgrading and improvement, redevelopment of existing temporary structures or existing building shall not result in a total development and/or redevelopment in excess of a maximum building area of 37.2m^2 and a maximum building height of 2 storeys (6m), or the building area and height of the existing building, whichever is the greater. Rebuilding of New Territories Exempted House (NTEH) and replacement of an existing domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA Plan by a NTEH are always permitted in this zone. Apart from allowing residential upgrading, low-rise and low-density residential developments may be permitted on application to the Board. To be in line with the general development intensity of the surrounding areas, residential development including redevelopment for 'Flat' and 'House' shall not result in a total development in excess of a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m).

9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.1.5 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.

9.6 "Green Belt" ("GB"): Total Area ~~150.2~~*150.45*ha

9.6.1 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.

9.6.2 Areas with natural vegetation, woodland, hilly terrain, hillside shrubland

and grassland have been designated as "GB" to protect existing green areas and preserve the hilly terrain in the Area.

9.6.3 The "GB" zone mainly covers the vegetated hill slopes ***with some temporary structures*** at Tai Wan and Wan Tsai of Po Toi; as well as ~~these~~ ***the vegetated hill slopes*** at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern part of Po Toi within this zone. As they have been in existence before the first publication of the draft DPA Plan, they are considered as an 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.

9.6.4 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.

9.6.5 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 coordinated or implemented by Government, and maintenance, repair or rebuilding works.

9.7 "Coastal Protection Area" ("CPA"): Total Area ~~30.43~~***30.49***ha

9.7.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform and 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.

9.7.2 This zone covers the coastal areas along the islands, which primarily consist of coastal vegetation, rocky and boulder coasts.

9.7.3 New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board. The redevelopment of an existing house 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.

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

N

T11
T9
T8
T10
T7
T6
T5
T4
T3
T2
T1
①
②
CA
CPA
GB
R(D)
G/IC
R
TS
P
FP
L
學校
School
岩地
Rocky Area
墓地
Graves
灣仔
WAN TSAI
HWM

圖例 LEGEND

- 主題地點 SUBJECT SITE
- 分區計劃大綱草圖編號S/I-PTI/1的用途地帶界線 ZONING BOUNDARIES OF OZP No. S/I-PTI/1
- 私人土地(農地) PRIVATE LAND (AGRICULTURAL LAND)
- 私人土地(屋地) PRIVATE LAND (BUILDING LAND)
- 臨時政府撥地 TEMPORARY GOVERNMENT LAND ALLOCATION
- 政府土地租用牌照 GOVERNMENT LAND LICENCE
- T1 樹木的位置 TREE LOCATION
- ① 實地照片的觀景點 (參閱圖 Ha-3) VIEWING POINT OF SITE PHOTO (REFER PLAN Ha-3)

「住宅(丁類)」地帶的位置 **LOCATION OF THE "R(D)" ZONE**

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS ON THE DRAFT PO TOI ISLANDS OZP No. S/I-PTI/1

SCALE 1 : 500 比例尺

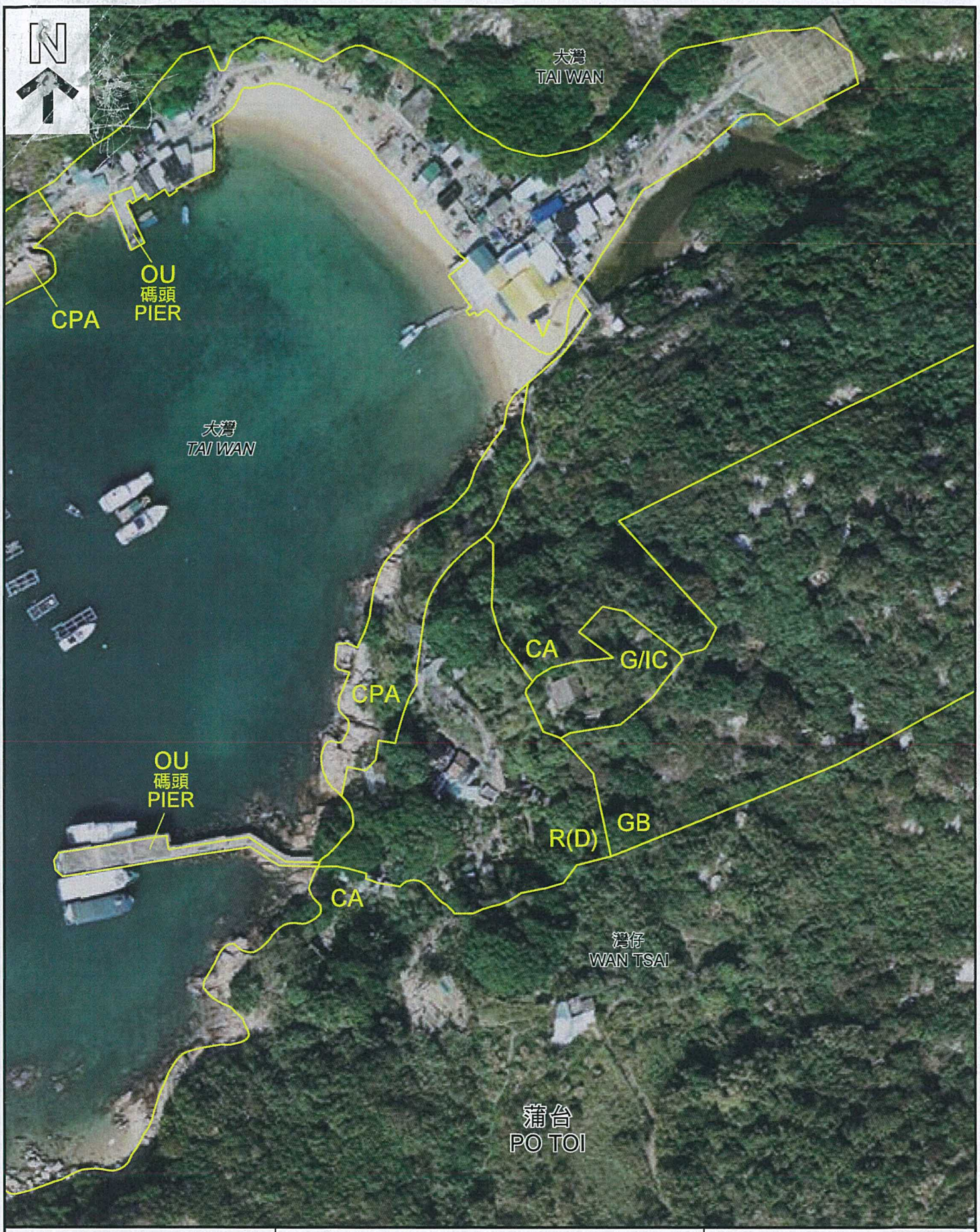
米 METRES 10 0 10 20 30 40 METRES 米

本摘要圖於2015年12月4日
EXTRACT PLAN PREPARED ON 4.12.2015

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 1



分區計劃大綱草圖編號S/I-PTI/1的用途地帶界線
ZONING BOUNDARIES OF OZP No. S/I-PTI/1

本摘要圖於2015年12月3日擬備，
所根據的資料為地政總署於2015年1月1日
拍得的航攝照片編號CS55264
EXTRACT PLAN PREPARED ON 3.12.2015
BASED ON AERIAL PHOTO No. CS55264
TAKEN ON 1.1.2015
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT
PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF
REPRESENTATIONS AND COMMENTS ON
THE DRAFT PO TOI ISLANDS OZP No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

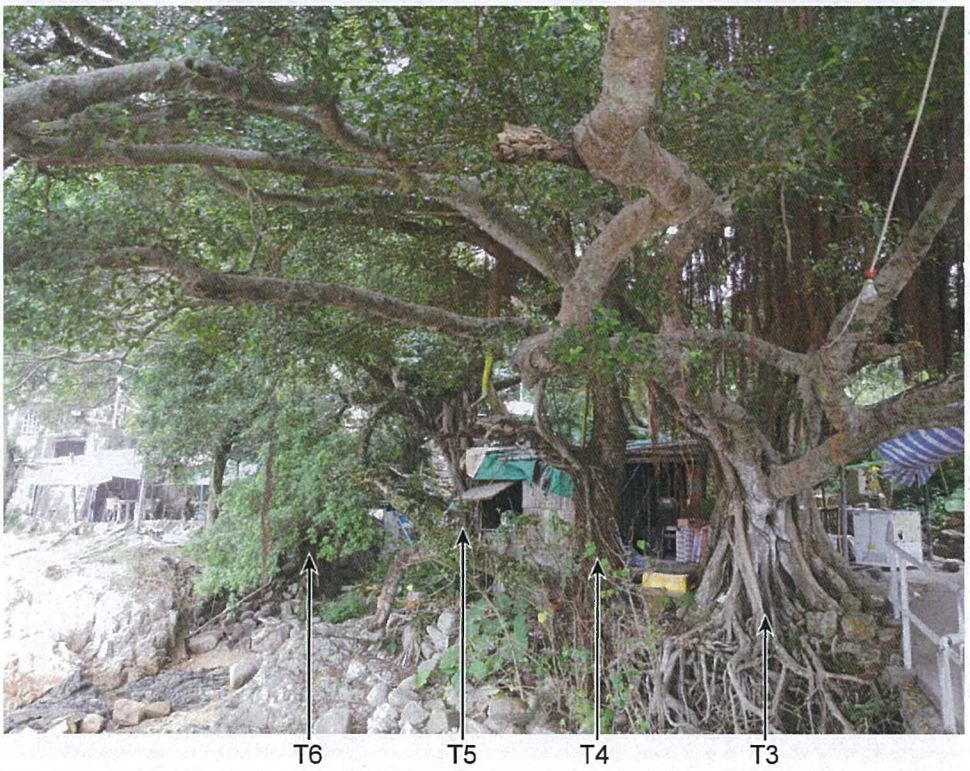
參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 2

VIEWING POINT 1



VIEWING POINT 2



樹木的位置
TREE LOCATION

本圖於2015年12月3日擬備，所根據的資料為攝於2015年11月12日的實地照片
PLAN PREPARED ON 3.12.2015 BASED ON SITE PHOTOS TAKEN ON 12.11.2015

實地照片 SITE PHOTO

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT
PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF
REPRESENTATIONS AND COMMENTS ON
THE DRAFT PO TOI ISLANDS OZP No. S/I-PTI/1

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 3

N

CPA

CA

G/IC

GB

A2

A1

R(D)

OU
碼頭
PIER

岩地
Rocky Area

學校
School

墓地
Graves

灣仔
WAN TSAI

R

TS

FP

L

P

HWM

20

圖例 LEGEND

分區計劃大綱草圖編號S/I-PTI/1的用途地帶界線
ZONING BOUNDARIES OF OZP No. S/I-PTI/1

項目 ITEM A1 由「住宅(丁類)」地帶改劃為「海岸保護區」地帶
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "COASTAL PROTECTION AREA"

項目 ITEM A2 由「住宅(丁類)」地帶改劃為「綠化地帶」
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP D)" TO "GREEN BELT"

「住宅(丁類)」地帶的位置 **LOCATION OF THE "R(D)" ZONE**

就蒲台群島分區計劃大綱草圖編號S/I-PTI/1作出的擬議修訂
由考慮蒲台群島分區計劃大綱草圖編號S/I-PTI/1的申述及意見引起

PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1
ARISING FROM THE CONSIDERATION OF REPRESENTATIONS AND COMMENTS ON THE DRAFT PO TOI ISLANDS OZP No. S/I-PTI/1

SCALE 1 : 500 比例尺

米 METRES 10 0 10 20 30 40 METRES 米

本摘要圖於2015年12月3日
EXTRACT PLAN PREPARED ON 3.12.2015

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
R/S/I-PTI/1

圖 PLAN
Ha - 4

Enclosure Va

SCHEDULE OF PROPOSED AMENDMENTS TO THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/1 MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

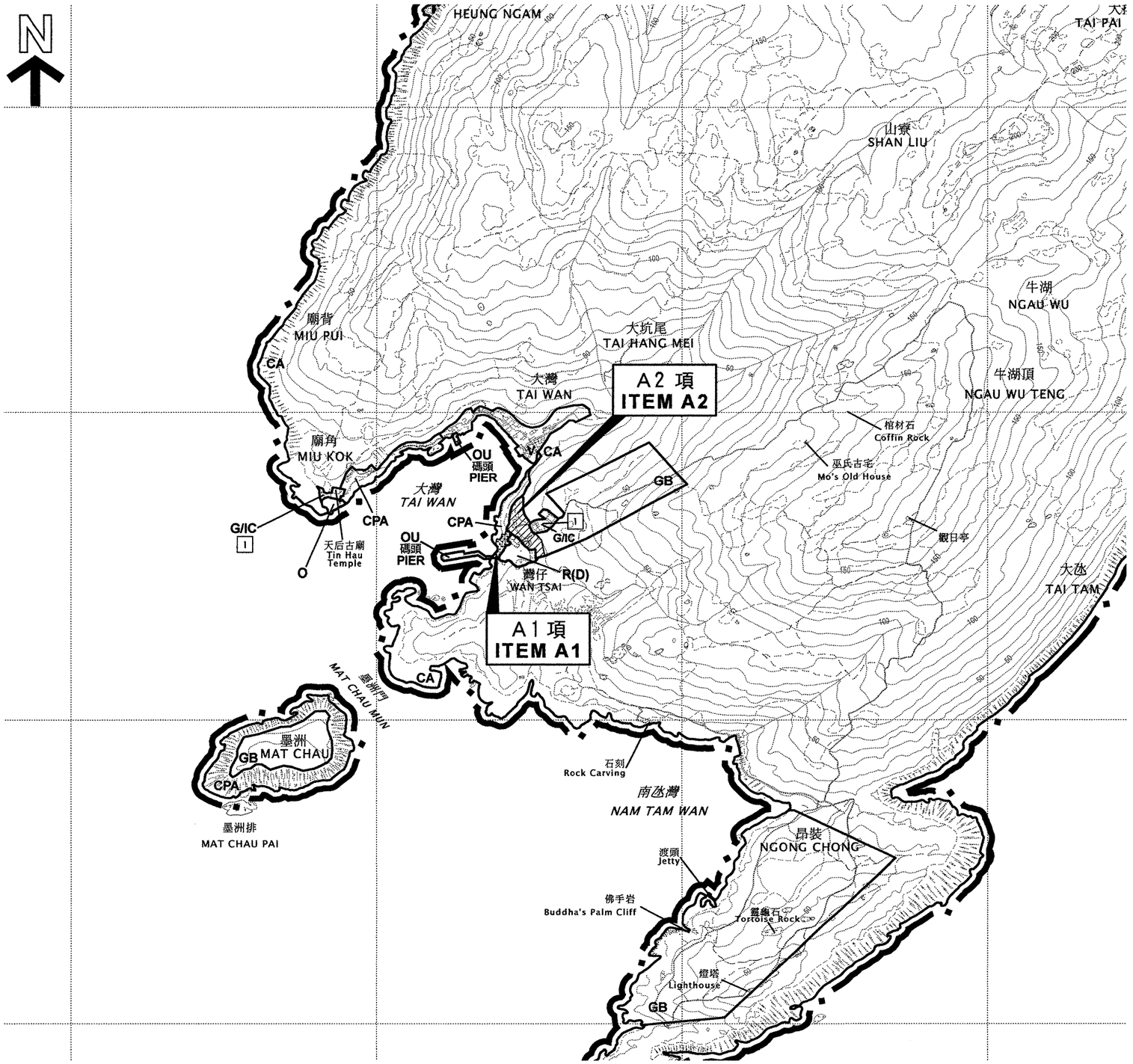
I. Amendment to Matters shown on the Plan

Item A1 – Rezoning the western portion of the "Residential (Group D)" ("R(D)") zone to "Coastal Protection Area".

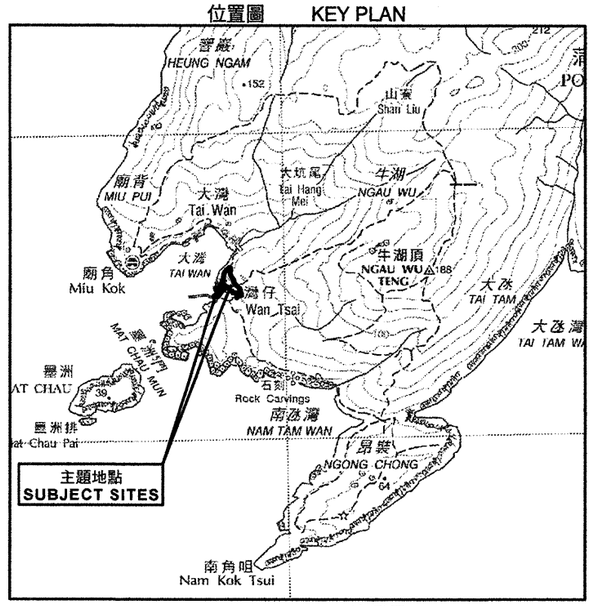
Item A2 – Rezoning the eastern portion of the "R(D)" zone to "Green Belt".

Town Planning Board

22 January 2016



位置圖 KEY PLAN



SCALE 1 : 20 000 比例尺

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

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

A1項 ITEM A1

將「住宅（丁類）」地帶西面的部分土地劃作「海岸保護區」地帶

REZONING THE WESTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "COASTAL PROTECTION AREA"

A2項 ITEM A2

將「住宅（丁類）」地帶東面的部分土地劃作「綠化地帶」

REZONING THE EASTERN PORTION OF THE "RESIDENTIAL (GROUP D)" ZONE TO "GREEN BELT"

（參看附表）
(SEE ATTACHED SCHEDULE)

2016年1月22日根據城市規劃條例第6C(2)條公布對草圖編號 S/I-PTI/1 作出的建議修訂
PROPOSED AMENDMENTS TO DRAFT PLAN No. S/I-PTI/1 PUBLISHED UNDER SECTION 6C(2) OF THE TOWN PLANNING ORDINANCE ON 22 JANUARY 2016

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

蒲台群島分區計劃大綱草圖編號 S/I-PTI/1 的建議修訂
PROPOSED AMENDMENTS TO DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN No. S/I-PTI/1

SCALE 1 : 7 500 比例尺

米 METRES 200 0 200 400 600 800 METRES 米

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

圖則編號 PLAN No. R/S/I-PTI/1 - A1

Enclosure Vc

PROPOSED AMENDMENTS TO THE EXPLANATORY STATEMENT OF THE DRAFT PO TOI ISLANDS OUTLINE ZONING PLAN NO. S/I-PTI/1 IN RELATION TO AMENDMENT PLAN NO. R/S/I-PTI/1-A1

Paragraphs 9.1, 9.1.2, 9.6, 9.6.3 and 9.7 of the Explanatory Statement are proposed to be amended:

9 LAND USE ZONINGS

9.1 Residential (Group D)" ("R(D)"): Total Area ~~0.48~~***0.17***ha

9.1.2 This zone mainly covers the ~~areas~~ ***private land*** to the southwest of Po Toi Village outside its 'Village Environs' ('VE'). This area is mainly occupied by one- to two-storey temporary structures built years ago. Most of the structures are occupied while some are ruins.

9.6 "Green Belt" ("GB"): Total Area ~~150.2~~***150.45***ha

9.6.3 The "GB" zone mainly covers the vegetated hill slopes ***with some temporary structures*** at Tai Wan and Wan Tsai of Po Toi; as well as ~~those~~ ***the vegetated hill slopes*** at Mat Chau, Beaufort Island and Sung Kong. There are two traditional burial grounds in the southern part of Po Toi within this zone. As they have been in existence before the first publication of the draft DPA Plan, they are considered as an 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.

9.7 "Coastal Protection Area" ("CPA"): Total Area ~~30.43~~***30.49***ha

Summary of valid Further Representations made on the proposed amendments to the Draft Po Toi Islands OZP No. S/I-PTI/1 and the Planning Department's Responses

Further Representations No. (TPB/R/S/I-PTI/1-)[1]	Subject of Further Representations	Further Representer's Proposed Amendments/ Proposals	PlanD's Responses
F1 to F134, F154, F155 and F160 to F166	(a) Support the proposed amendment items. (b) A large tree, namely T2 (*Ficus microcarpa*), is still within the "Residential (Group D)" ("R(D)") zone (**Plan FH-2**). The tree crown and canopy of the tree interweave with other mature trees providing an important habitat for birds, such that the tree is worth for protection. (c) T2 is even eligible to be registered as an Old and Valuable Tree (OVT) as it has an estimated diameter of 3 metres wide (**F1 to F3** only). (d) The revised "R(D)" zone would still give a false hope to the	(1) To extend the "Conservation Area" ("CA") zone/conservation related zonings to include the tree and its canopy. (2) To extend the "CA" zone/ conservation related zonings to all government land within the "R(D)" zone (**F1 to F134** and **F160 to F166** only). (3) To designate Po Toi as Country Park (**F132** and **F133** only).	Grounds of Further Representations (a) Noted. (b) Please see paragraphs 3.9, 3.10 and 3.18 of the Paper. (c) Please see paragraphs 3.9, 3.10 and 3.18 of the Paper. (d) Please see paragraphs 3.10 and 3.11 of the Paper. (e) Please see paragraphs 3.10 and 3.11 of the Paper. Further Representer's Proposed Amendments/ Proposals (1) Please see paragraph 3.12 of the Paper.

[1] For the name of further representers, please see the **Attachment**.

Further Representations No. (TPB/R/S/I-PTI/1-)[1]	Subject of Further Representations	Further Representer's Proposed Amendments/ Proposals	PlanD's Responses
	private landowner that the concerned area could be developed via lease modification/ land exchange (**F2** and **F3** only). (e) The inclusion of a tree preservation clause in the lease conditions should not be a means to justify development within the "R(D)" zone (**F134 only**).		(2) Please see paragraph 3.13 of the Paper. (3) Please see paragraph 3.17 of the Paper.
F159	(a) The proposed amendment items are a significant improvement but still fail to adequately protect the site of bird migration importance. (b) The coastal forest in "R(D)" zone is an important foraging and roosting habitat for migratory birds.	(1) To confine the "R(D)" zone to private land only. (2) To impose a clause in the Notes so that any building or rebuilding on the private lots is subject to planning control, and no building should be more than 2 storeys, below the trees canopy and with provisions to prevent bird strike against glass windows. (3) To protect the tree which is partly on private land with the Notes by no works are allowed within the drip line of the tree	<u>Grounds of Further Representations</u> (a) Noted. (b) Noted. <u>Further Representer's Proposed Amendments/ Proposals</u> (1) Please see paragraph 3.13 of the Paper. (2) Please see paragraph 3.14 of the Paper. (3) Please see paragraph 3.14 of the Paper.

Further Representations No. (TPB/R/S/I-PTI/1-)[1]	Subject of Further Representations	Further Representer's Proposed Amendments/ Proposals	PlanD's Responses
		canopy.	
F167 to F170	The large tree within the "R(D)" zone provides an important foraging and roosting habitat for migratory birds.	Nil.	Noted.
F171	(a) Oppose the proposed Amendment Item A1 as there is limited land available for Small House development at Po Toi. Rezoning the coastal area of the "R(D)" zone to "CPA" would further reduce the already limited land at Po Toi for Small House development and in turn deprive the right of indigenous villagers. (b) Oppose the proposed Amendment Item A2 in that the area rezoned to "GB" is in close proximity to one of the burial grounds of indigenous villagers. The rezoning would have substantial implications to the burial activities of the indigenous villagers.	Nil.	(a) Please see paragraph 3.15 of the Paper. (b) Please see paragraph 3.16 of the Paper.

就《蒲台群島分區計劃大綱草圖編號 S/I-PTI/1》的建議修訂
提出的有效進一步申述的摘要及規劃署的回應

進一步申述的編號 (TPB/R/S/I-PTI/1-)[1]	**進一步申述的內容**	**進一步申述人提出的修訂／建議**	**規劃署的回應**
F1至 F134、F154、F155 及 F160 至 F166	(a) 支持建議修訂項目。 (b) 「住宅(丁類)」地帶內仍有一棵大樹(即標示為 T2 的榕樹)(**圖 FH-2**)。該樹的樹冠與其他成齡樹的樹冠交織，為雀鳥提供重要的生境。該樹值得保護。 (c) T2 甚至符合編入古樹名木冊的準則，因為它的直徑估計有 3 米(只限 **F1 至 F3**)。 (d) 修訂「住宅(丁類)」地帶仍會令私人土地擁有人抱錯誤的期望，以為可以透過契約修訂／換地發展有關的地方(只限 **F2 和 F3**)。	(1) 把「自然保育區」地帶／與保育有關的土地用途地帶的範圍擴大至涵蓋 T2 及其樹冠。 (2) 把「自然保育區」地帶／與保育有關的土地用途地帶的範圍擴大涵蓋至「住宅(丁類)」地帶內所有政府土地(只限 **F1 至 F134** 和 **F159 至 F166**)。 (3) 把蒲台指定為郊野公園(只限 **F132** 及 **F133**)。	進一步申述的理由 (a) 備悉。 (b) 見文件第 3.9、3.10 和 3.18 段。 (c) 見文件第 3.9、3.10 和 3.18 段。 (d) 見文件第 3.10 和 3.11 段。 (e) 見文件第 3.10 和 3.11 段。 進一步申述人提出的修訂／建議 (1) 見文件第 3.12 段。 (2) 見文件第 3.13 段。

[1] 申述人的名稱見**附錄**。

進一步申述的編號 (TPB/R/S/I-PTI/1-)[1]	進一步申述的內容	進一步申述人提出的修訂／建議	規劃署的回應
	(e) 任何人不應以在契約條件加入保護樹木條款，作為在「住宅(丁類)」地帶內進行發展的理據(只限**F134**)。		(3) 見文件第 3.17 段。
F159	(a) 建議修訂項目有重大改善，但仍未足以保護對雀鳥遷徙十分重要的地點。 (b) 在「住宅(丁類)」地帶的海岸樹林是候鳥重要的覓食和棲息生境。	(1) 把「住宅(丁類)」地帶局限在私人土地內。 (2) 在《註釋》中加入一項條款，訂明私人地段上的任何建築或重建工程都須受規劃管制，建築物最多樓高兩層，且須比樹冠矮，並有措施防止雀鳥撞向玻璃窗。 (3) 為保護那棵有部分樹體位於私人土地上的樹，應在草圖的《註釋》中加入條款，令在樹冠滴水線範圍內不得進行任何工程。	進一步申述的理由 (a) 備悉。 (b) 備悉。 進一步申述人提出的修訂／建議 (1) 見文件第 3.13 段。 (2) 見文件第 3.14 段。 (3) 見文件第 3.14 段。

進一步申述的編號 (TPB/R/S/I-PTI/1-)[1]	進一步申述的內容	進一步申述人提出的修訂／建議	規劃署的回應
F167至 F170	在「住宅(丁類)」地帶的大樹是候鳥重要的覓食和棲息生境。	沒有。	備悉。
F171	(a) 反對建議修訂項目 A1，因為蒲台可供發展小型屋宇的土地有限，把原劃為「住宅(丁類)」地帶的海岸區改劃為「海岸保護區」地帶，會令這類土地進一步減少，剝奪了原居村民的權利。 (b) 反對建議修訂項目 A2，因為改劃為「綠化地帶」的地方很接近原居村民的其中一片墓地。把該地方改劃為「綠化地帶」會對原居村民的殯葬活動造成重大影響。	沒有。	(a) 見文件第 3.15 段。 (b) 見文件第 3.16 段。

List of valid Further Representers in respect of the proposed amendments to the Draft Po Toi Islands Outline Zoning Plan (OZP) No. S/I-PTI/1
就《蒲台群島分區計劃大綱草圖編號 S/I-PTI/1》的建議修訂提出的有效進一步申述人列表

Further Rep. No. 進一步申述編號 (TPB/R/S/I-PTI/1-)	Name of 'Further Representer' 進一步申述人名稱	Further Rep. No. 進一步申述編號 (TPB/R/S/I-PTI/1-)	Name of 'Further Representer' 進一步申述人名稱	Further Rep. No. 進一步申述編號 (TPB/R/S/I-PTI/1-)	Name of 'Further Representer' 進一步申述人名稱
F1	Ng Chun Wing	**F2**	Woo Ming Chuan	**F3**	Lau Ka Lai
F4	Nikki Suen	**F5**	Kenny Ng	**F6**	Cheung Sau Ping Pamela
F7	Frankie Lau	**F8**	Lo Wai Yan	**F9**	So Kam Fat
F10	Teddy Leung	**F11**	Leung Wing Wah	**F12**	Inorinoai
F13	Ming Lin	**F14**	Ken Wong	**F15**	Garyleuny
F16	Liu Tsz Kai	**F17**	Paklam Pun	**F18**	Ice
F19	Horace Yeung	**F20**	Mimi Ho	**F21**	CY Ho
F22	Zac	**F23**	HK Tong	**F24**	Icy Lam
F25	譚啟榮	**F26**	謝世傑	**F27**	曾煥勳
F28	Alan Wong	**F29**	Cindy Choi	**F30**	Jessie Leung
F31	Betty Chan	**F32**	Lai Ching Yan	**F33**	葉天生
F34	Jason Yeung	**F35**	Zoe	**F36**	Debbie Tse
F37	Noel Yim	**F38**	Jackson Hung	**F39**	Harriet Lee
F40	Fung Yu	**F41**	Yoyo Wong	**F42**	Wing Li
F43	Chau Ec	**F44**	Paul	**F45**	Kitty Wong
F46	Anis	**F47**	Chan Yee Sum	**F48**	Zita Yeung
F49	Reba Leung	**F50**	Doris Yeung	**F51**	Pang Irene
F52	JK	**F53**	Cheung Tsz Shing	**F54**	Fung Ka Wai Julia
F55	Roy To	**F56**	Kimberly Wong	**F57**	Edward Chan
F58	Lilian Wong	**F59**	Lam Sin Man	**F60**	Beata Ho
F61	林霆峰	**F62**	Annie Chau	**F63**	謝瑞娟
F64	鄧雄健	**F65**	YW Chan	**F66**	Hui
F67	Sara Wong	**F68**	Patrick Yeung	**F69**	Anna Yeung
F70	Yip Wing Yu	**F71**	Lam Kwan Kin	**F72**	陳思穎

Attachment of Enclosure VI
附件 VI 的附錄

Further Rep. No. 進一步申述編號 (TPB/R/S/I-PTI/1-)	Name of 'Further Representer' 進一步申述人名稱	Further Rep. No. 進一步申述編號 (TPB/R/S/I-PTI/1-)	Name of 'Further Representer' 進一步申述人名稱	Further Rep. No. 進一步申述編號 (TPB/R/S/I-PTI/1-)	Name of 'Further Representer' 進一步申述人名稱
F73	Yuen Y P	**F74**	Joanna Tang	**F75**	Joan Shang
F76	Chan Hiu Tung	**F77**	Sue Ng	**F78**	KC
F79	Yip Ching Yi	**F80**	Edw W	**F81**	Lai Yat Sing
F82	Abi Wong	**F83**	Chau Ting Ting	**F84**	Agnes
F85	Eunice Chan	**F86**	Johnny Ho	**F87**	Lai Chi Lok
F88	Lee Chun Hing	**F89**	Lam Siu Yu	**F90**	Keith Chan
F91	Prisca Ho	**F92**	Jackie	**F93**	Vicky Yu
F94	Cheryl Lee	**F95**	Sandy Ng	**F96**	Simone Chan
F97	Sandy Tang	**F98**	Michelle Lee	**F99**	Leo Leung
F100	Ling	**F101**	Wong Ching Yin	**F102**	Li Dan
F103	Puiyi Tang	**F104**	Sandra Tang	**F105**	Yim
F106	Sunny	**F107**	Man Yi	**F108**	G Welch
F109	Louis Li	**F110**	Chan Suet Mei	**F111**	Nic Tinworth
F112	Guy Shirra	**F113**	Linda White	**F114**	Nicola Newbery
F115	Moe	**F116**	Peter Johnson	**F117**	Anthony Giles
F118	Judith D P Roberts	**F119**	Pixie Thomas	**F120**	Monica Isabel
F121	Tim Sun	**F122**	Roger Cole	**F123**	John Byrnes
F124	Peggy	**F125**	julia.kw.fung@gmail.com	**F126**	Lam Ting Fung
F127	Jan Tsang	**F128**	鄧錦明	**F129**	Michelle
F130	Samantha Lee	**F131**	Rosalind Wong	**F132**	Singa Lo
F133	Mok Sze Wai	**F134**	Ng Hei Man	**F154**	Chiu Sein Tuck
F155	Tony Nip	**F159**	Ruy Barretto	**F160**	Maude Pong
F161	Doris	**F162**	葉巧璇	**F163**	Yeung Sze Lai
F164	Chu Wing Yan	**F165**	Cathy Shum	**F166**	Fung Cheuk Ling
F167	Marc Cudennec	**F168**	Chung Ching Man	**F169**	Chan Ka Wing
F170	Siudog	**F171**	Lamma Island (South) Rural Committee 南丫島南段鄉事委員會		

tpbpd

TPB/R/S/I-PTI/1-F1

寄件者: Miffy Ng [redacted]
寄件日期: 12日02月2016年星期五 17:42
收件者: tpbpd@pland.gov.hk
主旨: 20160212 OZP Further Representation S PTI 1_Feb 2016
附件: 20160211 DHK OZP Further Representation S PTI 1(2).pdf

Dear sirs,

Attached please find my comment on the captioned.

Miffy
Designing Hong Kong Limited
Tel: 3104 2765
Fax: 2187 2305
Unit 7, 5/F, Eastern Harbour Centre, 28 Hoi Chak Street, Quarry Bay, Hong Kong
Website: http://www.designinghongkong.com/
Facebook Page: https://www.facebook.com/DesigningHongKong

Hong Kong, 12 February 2016

Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong.
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

Dear Chairman and Members,

Re: Draft Po Toi Islands Outline Zoning Plan
No. S/I-PTI/1
Further Representation

I generally support the proposed amendments to the captioned Outline Zoning Plan zoning.

Our comments on the draft Plan are as follows:

- I support the proposed amendments Item A1 and A2 to rezone most of the "Residential (Group D)" ("R(D)") into "Coastal Protection Area" and "Green Belt "and the planning intention of 'the "R(D)" zone covering the existing temporary structures/houses and facilitating their improvement and upgrading. The proposed amendments of conservation zones cover most of the mature trees which were originally threatened by the previously proposed "R (D)" zone.

- According to our site visit on 4 February 2016, the largest tree (Ficus microcarpa) marked as T2 on TPB paper No. 10057 is still within the "R(D)" and not protected. The tree crown and canopy of this tree interweaves with other mature trees providing an important habitat for birds when they stay at Po Toi. The diameter of the main tree truck is about 3 meters which meets the criteria of an Old and valuable tree (OVT). The fact that this tree is partly located on private land should not stop the Board from protecting this tree with conservation zoning, especially as the tree may not be protected under the tree ordinance as an OVT. So I strongly urge the Board to conserve this mature tree using the planning mechanisms available. The "Conservation Area" ("CA") should include this tree and its canopy up to its drip-line with an approximated 20 meters diameter.

- To conserve the surrounding environment and ecology of the mature tree and protect the visual value of the area, I urge the board to extend the "Conservation Area" to all government land within "R(D)" zone. Most of the private land (instead of the area covered by mature tree and its drip-line) is thus retained as "R(D)". I believe that this approach could limit the development in sensitive area, at the same time to respect the re-development rights of villagers.

Ng Chun Wing
February 2016



Unit 7, 5/F, Eastern Harbour Centre,28 Hoi Chak Street, Quarry Bay,
Tel: +852 3104 2765 Fax:+852 2187 2305

寄件者: WOO Ming Chuan [redacted]
寄件日期: 12日02月2016年星期五 15:26
收件者: Town Planning Board
主旨: Further representation in respect of proposed amendments to draft Po Toi Islands Outline Zoning Plan (S/I-PTI/1)
附件: 20160212_PoToi_revisedOZP_MCW.pdf

Dear Sir/Madam,

My comments regarding the captioned is attached.

Best Regards,
WOO Ming Chuan

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

By email only

12 February 2016

Dear Sir/Madam,

Further representation in respect of proposed amendments to draft Po Toi Islands Outline Zoning Plan (S/I-PTI/1)

I would like to comment on the revised draft Po Toi Islands Outline Zoning Plan (OZP).

1. **The ecological importance of the "Residential (Group D)" (R(D)) zone**
   The HKBWS has recorded over 180 species of birds in the Wan Tsai area (where the R(D) zone is located). Comparing this figure with the 331 bird species recorded[1] on the island, over half of the total bird species recorded can be found within the Wan Tsai area. These include many first records for Hong Kong, such as Rosy Minivet *Pericrocotus roseus*, Crow-billed Drongo *Dicrurus annectans* and the globally near threated Whistling Green Pigeon *Treron formosae*. Species of conservation concern recorded in the R(D) zone include the globally endangered Yellow-breasted Bunting *Gorsachius melanolophus*, the globally vulnerable Japanese Yellow Bunting *Emberiza sulphurata* and the globally near threated Japanese Paradise Flycatcher *Terpsiphone atrocaudata*. All of these birds utilises the trees in the area. The tree canopies in and around the R(D) zone provides an important foraging and roosting habitat for migratory birds.

2. **Support the reduction of the "Residential (Group D)" (R(D)) zone**
   I support the amendment items A1 and A2, which rezone the western and eastern portion of the R(D) zone to "Coastal Protection Area" (CPA) and "Green Belt" (GB) respectively. I consider that the conservation zonings would provide better protection to the sensitive habitats and its surroundings in the Wan Tsai area.

3. **The revised OZP still failed to protect one of the largest, most extensive and most important trees in the R(D) zone**
   10 mature trees were advised by the Authority and were mapped on Plan Ha-1 in the Town Planning Board (TPB) Paper No. 10057. Nine out of the 10 mature trees are now

[1] From HKBWS records up till Dec 2015, a total of 331 bird species were recorded on Po Toi.

within conservation zonings, but the tree labelled "T2" is still within the revised R(D) zone. I would like to highlight the fact that the green dots on Plan Ha-1 only indicate the location of the trees, but do not reflect the actual size and location of the tree and its ecological function in the area. T2 is actually a very large tree with an extensive tree crown in the R(D) zone (Figures 1 & 2). The diameter of the main tree trunk is estimated to be of 3 metres wide and some of its aerial roots have already become the support of the tree (Figure 3). Due to its massive size, the location of the main tree trunk may actually be partly situated on Government land. The tree crown of this large mature tree interweaves with the tree crowns of mature trees in the CPA and the adjacent "Conservation Area" (CA), forming a connected canopy which provides an important foraging and roosting habitat for migratory birds. This makes the tree T2 probably the most important tree of all those in the original R(D) zone. All of the above is summarized in Figure 4 below.

However, in section 3.3(c) of the TPB Paper No. 10057, it stated "*Only one mature tree* (T2) *is found within this area and the preservation of which would be dealt with under the prevailing mechanism*". I consider that the existing mechanisms (e.g. government technical circulars) cannot effectively and practically protect this mature tree. Even though T2 is a potential candidate to be an Old and Valuable Tree (OVT) (i.e. tree trunk diameter of one metre or more), it may not be eligible to be listed in the register of OVT as it is partly located on private land. I am concerned the revised R(D) zone would still generate false hope to land owners/developers that the area can be developed and expanded to adjacent Government land via land exchange, or even give false impression to other government departments that this area is a potential source of land supply. Hence, we consider that T2 and its canopy should be covered by conservation zoning(s) to better protect the large mature tree and to eliminate the potential development threats.

4. My recommendations

Given the importance of the mature tree T2 to migratory birds and the strong ecological connectivity of the large mature tree with the surrounding trees and woodland, I consider that the R(D) zoning and the prevailing mechanism are insufficient to fully protect T2 and would like to urge the TPB to extend the conservation zoning(s) to all Government land within the revised R(D) zone and include T2 and its canopy. I believe such recommendation will limit the land use within this sensitive area and provide better protection to this important mature tree, at the same time respect the re-development right of the villagers.

Thank you for your kind attention and we hope that the TPB would take my comments into consideration.

Yours faithfully,
Woo Ming Chuan

Figure 1. The large mature tree T2 with extensive canopy within the revised R(D) zone.

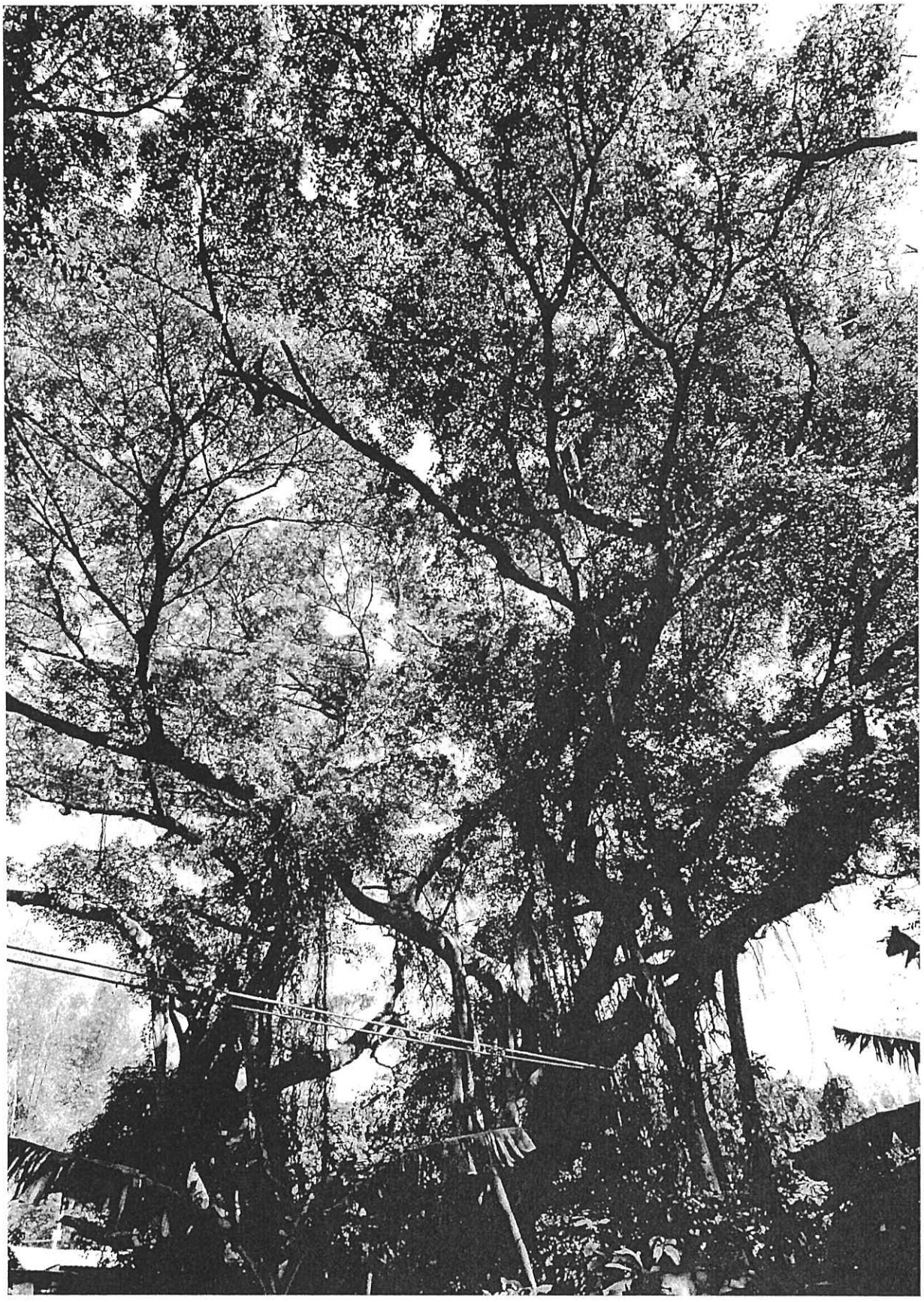


Figure 2. The large mature tree T2 with extensive canopy within the revised R(D) zone.



Figure 3. The large mature tree T2 with extensive canopy within the revised R(D) zone.

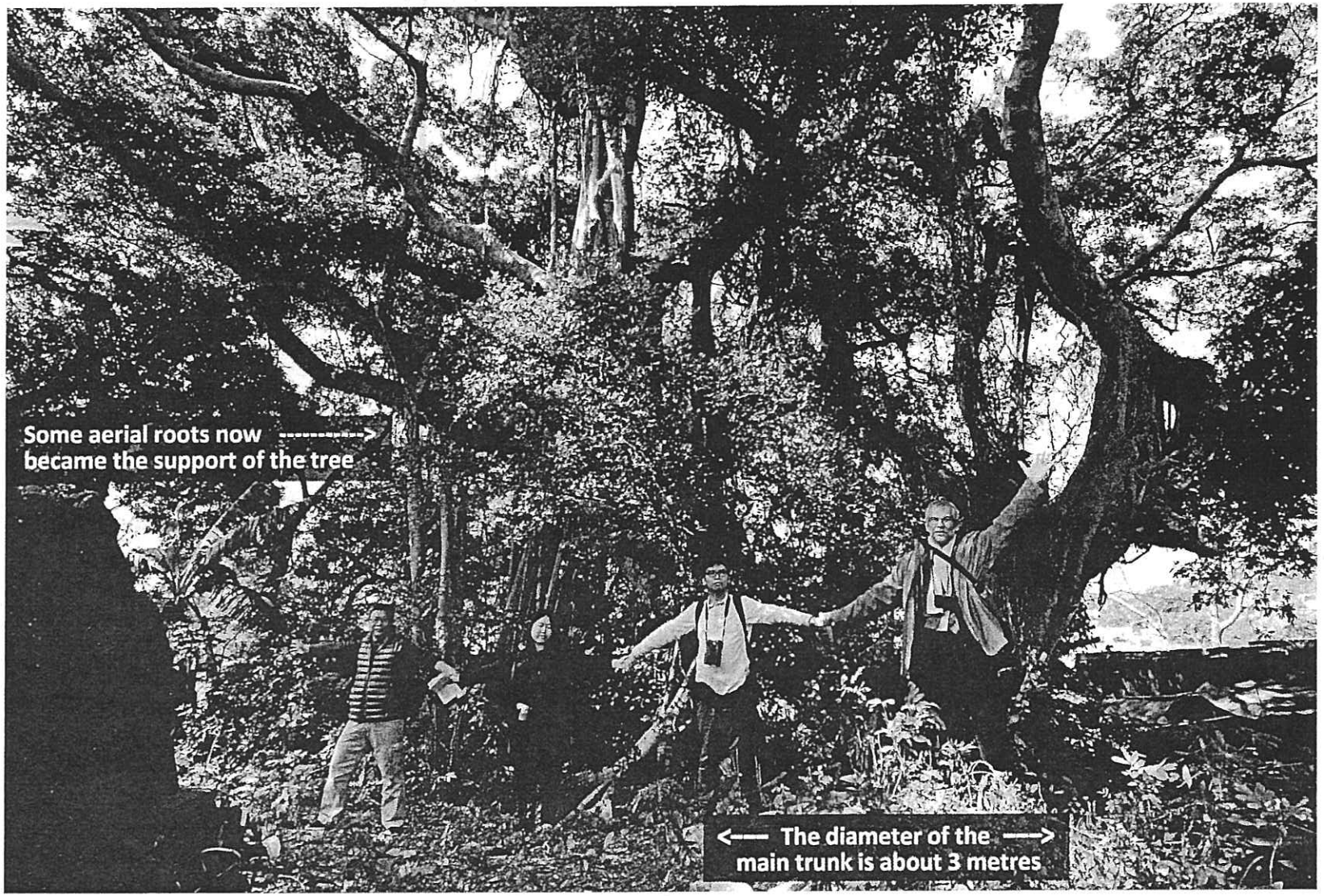
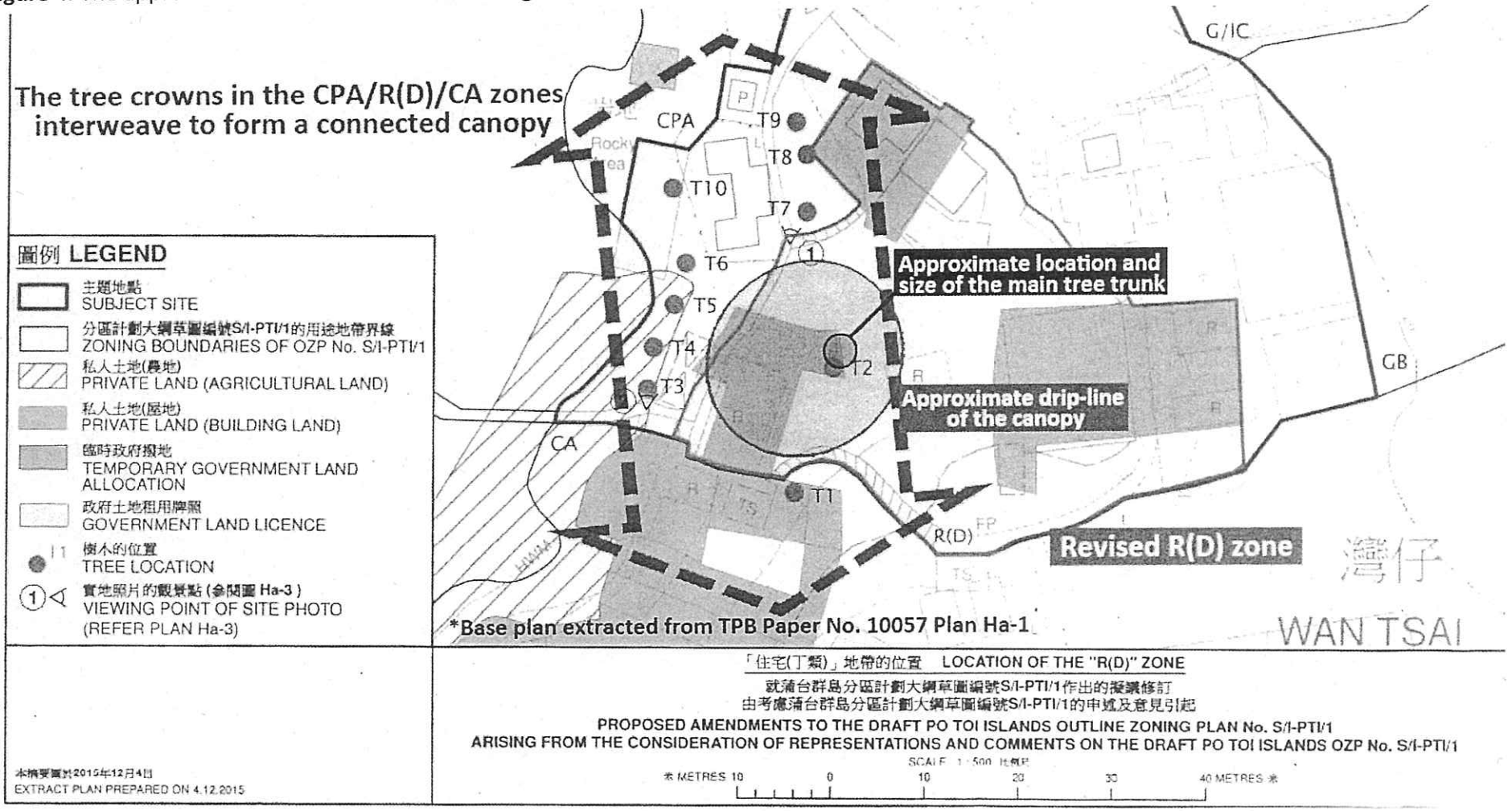


Figure 4. The approximate location and size of the large mature tree T2 within the revised R(D) zone.



寄件者: [redacted]
寄件日期: 05日02月2016年星期五 17:49
收件者: tpbpd@pland.gov.hk
主旨: New Form Entry: Concerns on the amendments of the draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1

You've just received a new submission to your Concerns on the amendments of the draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1.

Submitted Information:

I consider that: .I generally support the rezoning from R(D) zone to Coastal Protection Area/Green Belt (amendment items A1 and A2) as it covers most of the mature trees in the area; however, the revised OZP still failed to protect the largest tree in the R(D) zone, which has a trunk diameter of about 3 metres.
1

I consider that: .The tree crown of this big mature tree interweaves with the canopy of the surrounding mature trees, providing an important foraging and roosting habitat for migratory birds stopping over at Po Toi.
1

I consider that: .Therefore, I urge the TPB to extend the conservation zoning(s) to 1) all the Government land within the revised R(D) zone, and 2) include this large mature tree and its canopy. This can limit the land use within this sensitive area and provide better protection to this important tree, while respecting the re-development right of the villagers.
1

Other Comments

Name
Nikki Suen

Email
[redacted]

006

tpbpd

寄件者: [redacted]
寄件日期: 05日02月2016年星期五 17:48
收件者: tpbpd@pland.gov.hk
主旨: New Form Entry: 關注蒲台群島分區大綱草圖(編號S/I-PTI/1)的修訂

You've just received a new submission to your 關注蒲台群島分區大綱草圖(編號 S/I-PTI/1)的修訂.

Submitted Information:

我認為: .我大致上支持由「住宅〔丁類〕」用地改劃為海岸保護區及綠化地帶〔修訂項目 **A1** 及 **A2**〕，因為可以保護區內大部分的大樹；可是，草圖仍未能保護「住宅〔丁類〕」用地內最大、主幹直徑約 **3** 米的一棵樹木。
1

我認為: .此大樹的樹冠與週邊大樹的樹冠交織在一起，為途經蒲台的候鳥提供重要的覓食及棲息的生境。
1

我認為: .因此，我懇請城規會將保育用地延伸至 **1)**「住宅〔丁類〕」用地內的政府土地，及 **2)** 包括此成熟大樹及其樹冠。這樣能限制該區的土地用途及加強保護此大樹，並同時尊重村民的重建權利。
1

其他意見:

名字
Nikki Suen

電郵地址
[redacted]

寄件者: [redacted]
寄件日期: 06日02月2016年星期六 1:13
收件者: tpbpd@pland.gov.hk
主旨: New Form Entry: 關注蒲台群島分區大綱草圖(編號S/I-PTI/1)的修訂

You've just received a new submission to your 關注蒲台群島分區大綱草圖(編號 S/I-PTI/1)的修訂.

Submitted Information:

我認為: .我大致上支持由「住宅〔丁類〕」用地改劃為海岸保護區及綠化地帶〔修訂項目 **A1** 及 **A2**〕，因為可以保護區內大部分的大樹；可是，草圖仍未能保護「住宅〔丁類〕」用地內最大、主幹直徑約 **3** 米的一棵樹木。
1

我認為: .此大樹的樹冠與週邊大樹的樹冠交織在一起，為途經蒲台的候鳥提供重要的覓食及棲息的生境。
1

我認為: .因此，我懇請城規會將保育用地延伸至 **1)**「住宅〔丁類〕」用地內的政府土地，及 **2)** 包括此成熟大樹及其樹冠。這樣能限制該區的土地用途及加強保護此大樹，並同時尊重村民的重建權利。
1

其他意見:
此外, 我支持及懇請城規會將蒲台島全島設定為郊野公園.

名字
Singa LO

電郵地址
[redacted]

043

寄件者: [redacted]
寄件日期: 05日02月2016年星期五 23:01
收件者: tpbpd@pland.gov.hk
主旨: New Form Entry: 關注蒲台群島分區大綱草圖(編號S/I-PTI/1)的修訂

You've just received a new submission to your 關注蒲台群島分區大綱草圖(編號 S/I-PTI/1)的修訂.

Submitted Information:

我認為: .我大致上支持由「住宅〔丁類〕」用地改劃為海岸保護區及綠化地帶〔修訂項目 **A1** 及 **A2**〕，因為可以保護區內大部分的大樹；可是，草圖仍未能保護「住宅〔丁類〕」用地內最大、主幹直徑約 **3** 米的一棵樹木。
1

我認為: .此大樹的樹冠與週邊大樹的樹冠交織在一起，為途經蒲台的候鳥提供重要的覓食及棲息的生境。
1

我認為: .因此，我懇請城規會將保育用地延伸至 **1)**「住宅〔丁類〕」用地內的政府土地，及 **2)** 包括此成熟大樹及其樹冠。這樣能限制該區的土地用途及加強保護此大樹，並同時尊重村民的重建權利。
1

其他意見:
－ 蒲台生態價值無用置疑，住宅（丁類）根本欠缺任何說服力，反而為發展商製造錯誤期望，以為蒲台仍有發展機會

－ 反對借地契內加入樹木保護條款而解決樹木保護問題，變相合理化住宅（丁類）的發展

名字
Ng Hei Man

電郵地址
[redacted]

037

寄件者: Tony Nip [redacted]
寄件日期: 12日02月2016年星期五 19:08
收件者: 'tpbpd'
主旨: Further Representation in Respect of Proposed Amendments to Draft Plan No. S/I-PTI/1

Dear Sir/ Madam,

We are grateful that the Board has upheld the representations by NGOs and agreed to amend the boundary of the R(D) zone. We strongly support the amendment of the previous R(D) zone to conservation zonings including CPA and GB.

However, we are concerned that the magnificent and huge mature tree now not included into the conservation zonings would be affected by development in the future (i.e., it is still within the revised R(D) zone). This tree, as mentioned in the submissions by NGOs and in the previous hearing, is very important to migratory birds and, thus we highly recommend that this tree should also be included within the boundary of the conservation zonings.

Best Regards,

Tony Nip

TEMPLE CHAMBERS

16/F One Pacific Place
88 Queensway, Hong Kong
T (+852) 2523 2003
F (+852) 2810 0302
www.temple-chambers.com
Chambers Administrator: Teresa Tam

TPB/R/S/I-PTI/1-F159

RECEIVED
2016 FEB 12 P 12: 13
TOWN PLANNING BOARD

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
Town Planning Board Fax: 2877 0245 and 2522 8426
Town Planning Board Email: tpbpd@pland.gov.hk

11th February 2016

Dear Sir,

Proposed Amendments to draft Po Toi Islands OZP Plan, No. S/I-TPI/1 – Objections and improvements suggested

1. I refer to my submissions especially dated 3rd November 2015 copy herewith.

2. The Proposed Amendments are a significant improvement but the documents still fail to adequately recognize and protect the regional or international site of bird migration importance which is the vegetated area near the pier at Po Toi.

3. The reduced RD zone must be made smaller and confined to the private land lots only. This is a sensible compromise which adequately deals with the owners hopes to build. Government Land should be excluded from the RD zone. There is no need to reduce the crucial area for roosting and foraging birds on Government Land. There is a need for increased protection instead.

4. Conditions must be imposed in the Notes so that any building or rebuilding on these lots is subject to detailed TPB control to protect the habitats, vegetation, the individual trees, and with appropriate design controls so the houses are no more than 2 floors, below the canopy and with provisions to prevent bird strike against glass windows etc. See para 20 of my submission 3rd November 2015 for some of the impacts against which protection is needed.

5. The coastal forest in which the RD lots are situated is important because of the large trees and vegetation, and also because of its geographical location whereby the vegetation can flourish in a relatively sheltered position, which in turn shelters the migrating birds and enables them to feed whilst on passage. As such Tree T2, which is partly on private land, must be specifically protected with Notes to specify no works are allowed, such as trenching or excavation which may affect its roots within the drip line of the tree canopy.

6. This area requires specialist planning and protection by TPB.

Yours faithfully,

Ruy Barretto S.C.

[8918.rb]

COPY

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

27th April 2015 – *3rd November 2015*

Town Planning Board Fax: 2877 0245 and 2522 8426
Town Planning Board Email: tpbpd@pland.gov.hk

Dear Sir,

R18 Submission* /Objection to Draft Po Toi Islands OZP Plan, No. S/I-TPI/D – Further consideration of a New Plan on TPB Paper No. 9845 *and Paper 10017

1. **Irrational and contradictory planning. The Core Areas with the highest Conservation Value are to be developed into RD zones or expanded V zones, whereas the Fringe Areas or buffer areas are to be Conservation Areas under this draft Plan.** This is irrational, contrary to basic conservation principles and would make HK Government Planning and Conservation an international laughing stock. ***The Paper 10017 for hearing on 5th November 2015 contains NO argument to deal with the points made in this letter. The key points are not disputed and are not considered. There is neither evidence nor argument to support the defective draft plan. The reasonable and balanced solution supported by evidence and expert opinion is to protect with conservation zoning the core area of conservation importance around the Pier.***

2. Hong Kong is now subject to the Convention on Biological Diversity but this draft OZP is in breach of its articles and principles. Areas of high conservation value, **especially the core areas, must be conserved,** and must not be damaged by houses or a holiday resort built among the trees and dense vegetation which are the core areas used and actually needed by migrating birds for food and shelter. ***Omitted from Paper and fails to consider HK having key national and international obligations to protect the core area for migrating birds.***

3. **It is wrong to expand the V zone so it destroys the vegetation near a sensitive water body and a main stream,** especially in an island where natural fresh water is a rare and valuable resource for birds and other animals. This expansion requires the cutting of many trees on an island where shrubland prevails and good trees are relatively few. Initially Plan D avoided this place but as a result of the 'bargaining mode of planning', this location too is sacrificed. **This is a NON-sustainable use of natural resources, contra to the CBD.** Paper 9845 Plan D Response at 4.1 c has no explanation how septic tanks can be so close to a stream without pollution or breach of standards. Responsible planning would avoid the streams, instead of targeting them for village housing. **The boundaries need to be adjusted.**

4. **The valley and stream contains a unique mix of habitat with attractions for wildlife and their photographers.** There is an ecosystem mix of trees, dense vegetation, fresh stream water, brackish mixture of waters, and water plants supporting a wide variety of migrating birds with a **variety of food and types of shelter.** ***Paper does not dispute this nor consider this.***

5. **For the RD zone, it is wrong to put 2 or 3 storey houses/resort buildings, as high as the trees, into the areas of highest conservation importance.** This is not achieving a sustainable balance, this is actual damage from a failure to comply. This case exposes the developer demands for so called 'balancing' of development and conservation as being a breach of the principles under which Hong Kong is now bound under the CBD. **The Board must not agree to this failure.** ***Paper does not dispute and fails to consider this.***

6. **All the evidence proves the need for conservation zoning near the Pier,** as well as Po Toi generally. The Planning Report of December 2014, some of the Explanatory Statement, and the expert evidence in the HKBWS Proposal for SSSI proves that Po Toi, and in particular the area near the Pier:-
   (a) "is the first arrival point in Hong Kong for many migratory birds,"
   (b) "it is the premier location for scientific research on the migration of birds,"
   (c) "Most of the migratory birds recorded on Po Toi were found around the Wan Tsai and Tai Wan areas. These areas provide important foraging and resting grounds..." This includes the area around the Pier. See Planning Report 3.2.1 and Explanatory Statement 7.2.1.
   (d) "The Area (ie Po Toi generally) has a rural and natural setting with scientific importance and conservation value which is unique in Hong Kong."3.3.1 and ES 5.4, also landscape value ES 7.1.1.
   (e) Of this, the coastal forest vegetation near the Pier is a "unique natural environment", 4.4.9 (d) and ES 9.8.4.
   (f) **AFCD advised areas of high ecological value "should be preserved in a holistic manner", ES 4.2,** yet Plan D **proposes to exclude** the holistic conservation of the core area.
   (g) ***Paper fails to consider this relevant evidence, some from Government sources, which is not disputed.***

7. **Holistic conservation means conserving Po Toi as a whole,** yet the Report and the Plan D Paper oddly concludes that Residential Development, RD or for a resort is chosen for the core area of conservation and special scientific interest near the Pier. This is not justified by evidence and contrary to the evidence and basic planning principles. The **General Planning Intention "is to conserve the areas of high ecological significance,** and to protect the unique landscape, rural and natural characters of the Area." ES para 8. Yet the draft Plan contradicts this by developing the core area. **How have these planning mistakes come about?**

8. **The current Plan D Papers and Explanatory Statement muddled and obscured the facts.** Plan D failed to keep clear and implement the findings from the data and Reports provided to Plan D that the areas near the Village

and the Pier, the core areas, were of the highest importance for conservation because of the habitat with large trees providing food, shelter and some water. The Planning Report then became contradictory because it regarded Nature Conservation as a Constraint, not an Opportunity, and proposed RD or residential development or converting to resort use, with no planning intention for conservation in those core areas. ***Contradictions not resolved and Paper fails to consider the muddle and mistakes made.***

9. **The history of recommendation for Country Park,** which is mostly omitted by the Plan D current Paper, makes the Plan D refusal to plan for standard conservation on standard planning principles at Po Toi even more indefensible. ***Paper fails to contain or consider relevant past decisions to protect Po Toi better. Board not adequately informed of background of support for better conservation.***

(a) 1993, Plan D Territorial Development Strategy Review listed Po Toi as potential Country Park, (thus showing that planning for future Country Park is NOT outside the purview of Plan D or TPB as currently claimed.)

(b) 1998, Plan D Territorial Development Strategy Review, Figure 1.7, mapped Po Toi as a "Significant Area" for conservation, both for Land Conservation and Sea Conservation, see extract in HKBWS May 2012 Proposal for SSSI and CP Designation on Po Toi, Figure 4.3. (Also Planning Report 3.1.1)

(c) 2001, Plan D South West NT Development Strategy Review-Recommended Development Strategy, Figure 4.1 recommended the designation of Po Toi as Country Park and stating that AFCD has "initially confirmed the potential." See HKBWS Proposal May 2102 at Figure 1.1. (Also in Planning Report 3.1.1.)

(d) 2006 HKBWS members start surveys and discover unique migration importance of Po Toi, especially the trees near the Pier, hence the Spring 2007 AFCD subsidised survey.

(e) 2nd March 2012, DPA announced associated with unauthorized development actions such as laying of cement slabs on private land near the Pier and elsewhere.

(f) May 2012 HKBWS Proposal for SSSI and Country Park Designation on Po Toi, a 54 page authoritative and scientific report, which is NOT referenced or referred to or provided as an attachment by Plan D in its current 2015 Paper, whereas the "campsite" Proposal is attached in full.

(g) July 2014, so called "campsite" Proposal with pre-fabricated structures (NOT tents) accommodating 40 persons, common room, canteen, logistic support etc within the trees near the Pier, ie the core area for birds.

(h) December 2014, Plan D Planning Report. This Report strangely promotes the resort in the woodland near the Pier in detail at 3.5.3 and throughout, whilst forgetting the HKBWS Proposal for SSSI around the Pier, and despite AFCD concerns of ecological impact and slope works, and Town Planner concerns of visual bulk and feasibility, and EPD concerns at 3.5.5. The Plan D promotion of this Proposal is in

bizarre contradiction of the evidence in the Planning Report which notes the special importance of the woodland near the Pier for birds.

(i) Plan D at 3.5.11 considered the demands for balancing development instead of conservation and concluded at 3.5.12 that the area near the Pier, "mainly covered by squatters, temporary domestic structures and ruins" **(thus omitting the woodland cover)** be for upgrading of existing structures, and NTEH/residential/ holiday house developments with NO special planning intention or provision for conservation of the woodland vegetation or the birds and landscape values of the area.

10. **The Plan D has breached or departed from the original Country Park Strategy for Po Toi, and instead adopts a pro real estate development approach.** This breach has led Plan D to hope that the Pier areas should be RD for development whilst giving NO justification for rejecting the HKBWS and NGO and public demands for a much needed SSSI at this location.

11. Instead of following the key point of the General Planning Intention, to conserve the areas of ecological significance, the **ES at 7.2 wrongly labels Nature Conservation as a *Constraint*, ie an obstacle to real estate development, instead of seeing Conservation as an *Opportunity* and the key intention of the planning. This is a major contradiction by Plan D.**

12. **Favoring development over conservation near the Pier in particular, the contradictory approach by Plan D has continued without any evidence to justify the one-sided decision seen in the current Paper.** The one sided approach is further demonstrated by the irrational decision to deprive the core areas of conservation importance of protection, contra to the CBD, whilst only protecting some of the fringe areas.

13. **Plan D has muddled and misrepresented** the facts and data in various ways. The Planning Report of December 2014 at Natural Habitats 2.2.5 and Explanatory Statement at 5.4 lists Po Toi generally as having more than 300 species, and PR paras 2.2.6 (and similarly ES 7.2.2 (a))states in particular that the coastal woodland vegetation **"cover the coastal area of Tai Wan and Wan Tsai and serve as a significant ecological resource to sustain the migratory birds...".** Nature Conservation at para 3.2.1, and Landscape Character at 3.2.2 reaffirm the special scientific value of the woodland near the Pier stating at 3.2.1 (and similarly ES 7.2.1) "Because Po Toi is the first arrival point in Hong Kong for many migratory birds, it is the premier location for scientific research on the migration of birds. Most of the migratory birds recorded on Po Toi were found around the Wan Tsai and Tai Wan areas. These areas provide important foraging and resting grounds for migratory terrestrial birds and shorebirds..."

14. **However, the current Paper and the Explanatory Statement mislead the reader** by ***excluding*** comments on the unique and valuable ecology from the sections on their proposed 'RD' zone for the Pier area, but by contrast including the ecological value in the sections on the CA shrubland zones only. **This misleads the Board into thinking that the RD zone near the Pier has little or no conservation value and that it is only the CA shrubland which**

have the 300 species and hence get "stringent" protection. This is the opposite of the truth. The data, which AFCD have, shows that the woodland has double the species of the other land. ***Paper still fails to remove the errors made without any reason.***

15. For example, the previous Paper 9800 for 5th December 2014 at 10.2 and the ES para 9.1 for RD Zoning **omits everything about the higher ecological values of the woodland and other coastal vegetation area near the Pier** and the special scientific interest in the study of migration and conservation of a key migration entry point to Hong Kong and China. Instead **such values are only mentioned at 10.9 or ES 9.8 in relation to the CA shrubland** which does not have the higher degree of importance as the Pier woodlands with the large trees with food and shelter for birds. As the experts have shown, the coastal woodland habitats have DOUBLE the number of species. Figure 3.1 of the HKBWS Proposal for SSSI shows the recorded species of conservation interest around the Pier and the coastal woodland. This document has been selectively omitted from the current Paper. ***This SSSI Proposal is NOW contained in the Papers but apart from this, the Paper fails to consider, comment or dispute any of the above paragraphs. The Board is invited to make up its mind on the evidence despite the silence of the departments.***

16. Paragraph 10.9 c and ES 9.8.3 says **"It is intended that with stringent planning control** imposed under this zoning, the rich ecological and biological features in the area can be protected and preserved. New residential development is not permitted under this zone. Redevelopment of existing houses may be permitted on application to the Board...." **Such so called stringent control needs to be effective so it can be easily enforced for the area around the Pier, but is absent.** Leaving loopholes is bad planning. ***The Paper shows repeatedly that NO stringent planning controls have been included, instead contradictorily, the Paper argues such that standard notes will suffice, despite well known evidence that vegetation cutting usually takes place without any prosecution or any effective ecological protection.***

17. **Similarly the misleading Plan D Responses in the current Paper 9845** para 4.1 (i) and (j) omit the higher conservation values of the woodland near the Pier and advocate residential development whilst providing no appropriate mechanisms for protecting trees **on private land.** The "existing mechanisms to control felling of trees on Government Land" mostly do NOT protect other types of vegetation. Lease conditions are well known to be inadequate for private land, especially as effective enforcement by Lands D is rare or virtually non-existent. Leaving conservation, a public duty, to an internal non-transparent negotiation between Lands D and private owners is likely to result in toothless provisions for habitat and bird conservation. **It is at this stage that planning conditions need to be provided for holistic (per AFCD para 4.2) and professional conservation which this site of special scientific interest needs.** This is most appropriately done by the appropriate zoning which is SSSI or at least CA. ***Paper argues for no effective protection.***

18. Yet Plan D will provide NO specific or extra protection to the special woodland or the special birds and migration it supports. **The Plan D**

Planning Intention is development with no balance for conservation. It is the antithesis of what is needed. The trees and the birds will depend on the usual development process whereby trees whether on government or private land are **seldom preserved** and there is no provision for effectively ensuring no disturbance to migrating birds on private land. ***Paper argues for no effective protection.***

19. **Even worse, even in the CA, Plan D Paper 9800 para 10.9 (d) and (e) and ES 9.8.4 threaten to "unleash" development** under the pretence of converting residential lots into education, recreation and accommodation structures. Plan D asserts, contra to common sense, that "Any development should not affect **the unique** natural environment within this zone." **In actual reality, such development, once unleashed, is certain to affect the birds** and disrupt their feeding, resting and sheltering on migration, as structures and frequent disturbance are built into the unique environment. **This contradicts and undermines the alleged "stringent planning control" which is the main planning intention.** ***Paper encourages housing but provides no effective protection.***

20. **There has been no impact assessment by Plan D for building in the RD or woodland** and hence no solutions, and no mitigation or compensation, but **some of the harm** to the "unique natural environment" includes:-
    (a) Vegetation clearing (including smaller trees) without prior assessment, so food and fruit or flower sources and low level dense shelter will be lost and not replaced;
    (b) Slope works with massive vegetation cutting and land take, probably at public expense;
    (c) Houses higher than the trees causing long term landscape and visual impacts;
    (d) Glass windows and walls will cause frequent bird strikes and deaths, especially birds migrating fast at night;
    (e) Insects will be targeted generally as pests for eradication with pesticides, leading to loss of insect and butterfly diversity;
    (f) Insect populations will decline and natural bird food sources will be reduced;
    (g) Light pollution at night, general disturbance by day and night, reduce the chance of rest for migrating birds;
    (h) Water pollution and increased risks from chemical pollutants will be caused;
    (i) There will be no effective compensation for such loss and damage.
    (j) ***Paper fails to consider the above.*** ***Paper 6.33 saying AFCD have no objection to the RD zoning for the core area only proves AFCD are failing to carry out their duty and obligations under the Convention on Biological Diversity, it does not show that it is appropriate planning.***

21. The Planning Report and the ES, based on the scientific evidence, **proves that there is a NEED for conservation of the woodland near the Pier** for the special needs of migrating birds etc .

22. The Planning Report and the ES, also **proves that there is NO need for a resort or houses near the Pier,** as it is mostly covered by squatters, temporary domestic structures and ruins and abandoned farmland. The population has declined and there is no genuine demand for residences, and no actual proved need. There is only a not feasible pre-fabricated canteen and holiday resort type proposal which is not needed. ***Paper has no evidence to prove genuine NEED.***

23. Need and proof of need is the golden thread of public interest in planning law, see Haddon-Cave J in R, Cherkley Campaign Ltd, 2013 EWHC 2582, 22nd August 2013. **Plan D have not proved the need for residences near the Pier or many new NTEH sites.** Plan D only convey speculative demand voiced by others with real estate hopes. Plan D have no proof of need which is a fundamental requirement of planning law.

24. Instead, the area has unique coastal woodland vegetation which is best suited for providing food and shelter for migration. **A proper balance between conservation and development requires unique conservation assets to have genuine "stringent planning control".**

25. The most appropriate OZP for Po Toi is by following the evidence in the HKBWS SSSI Proposal of 2012. **The area now proposed for RD should be SSSI or at least part of the surrounding CA.** The unique coastal vegetation and trees in the V zone need to be protected by planning conditions whereby no vegetation can be affected without TPB approval. One cannot sacrifice the ecological and scientific importance of Poi Toi for the sake of real estate related hopes, and only compromise with Landscape Conservation on Po Toi.

26. **The proposed RD area should become part of the surrounding CA.** If there is a genuine need proved for rebuilding of existing use premises, **such individual building sites can be excluded from the surrounding CA.** There is precedent for having CA with existing houses sites excluded and left as specific Residential zones.

27. **Plan D have got this case upside down and contradicted themselves** in a one sided attempt to get real estate development no matter how bad such planning would be. **Nature Conservation is NOT a Constraint, it is the key Planning Intention and is the most appropriate Opportunity for this "unique natural environment".** The core areas must be zoned SSSI or at least CA for effective and "stringent planning control". ***Paper continues to be contradictory and non rational. Consensus of evidence and expert opinion requires a reasonable balance between conservation near the Pier and development in appropriate locations.***

Yours faithfully,

Ruy Barretto S.C.

[8808- 8894.rb]

寄件者: [redacted]
寄件日期: 11日02月2016年星期四 19:14
收件者: tpbpd@pland.gov.hk
主旨: New Form Entry: 關注蒲台群島分區大綱草圖(編號S/I-PTI/1)的修訂

You've just received a new submission to your 關注蒲台群島分區大綱草圖(編號 S/I-PTI/1)的修訂.

Submitted Information:

我認為: .此大樹的樹冠與週邊大樹的樹冠交織在一起，為途經蒲台的候鳥提供重要的覓食及棲息的生境。
1

我認為: .因此，我懇請城規會將保育用地延伸至 1)「住宅〔丁類〕」用地內的政府土地，及 2) 包括此成熟大樹及其樹冠。這樣能限制該區的土地用途及加強保護此大樹，並同時尊重村民的重建權利。
1

其他意見:

名字
Maude Pong

電郵地址
[redacted]

寄件者: [redacted]
寄件日期: 06日02月2016年星期六 12:52
收件者: tpbpd@pland.gov.hk
主旨: New Form Entry: Concerns on the amendments of the draft Po Toi Islands Outline Zoning Pla n No. S/I-PTI/1

You've just received a new submission to your Concerns on the amendments of the draft Po Toi Islands Outline Zoning Plan No. S/I-PTI/1.

Submitted Information:

I consider that: .The tree crown of this big mature tree interweaves with the canopy of the surrounding mature trees, providing an important foraging and roosting habitat for migratory birds stopping over at Po Toi.
1

Other Comments

Name
Marc CUDENNEC

Email
[redacted]

017

Form No. S6D
表格第S.6 D號

FURTHER REPRESENTATION IN RESPECT OF PROPOSED AMENDMENTS TO DRAFT PLAN UNDER SECTION 6D(1) OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》（第131章）第6D(1)條就草圖的建議修訂作出進一步申述

060

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

1. The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified period for making further representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
進一步申述必須於指定作出進一步申述的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at http://www.info.gov.hk/tpb/.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓 - 電話：2231 4810或2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：http://www.info.gov.hk/tpb/）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.
此表格可從城市規劃委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關進一步申述視爲不曾提出論。

1. Person Making This Further Representation (known as "Further Representer" hereafter) 作出此宗進一步申述的人士（下稱「進一步申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* ~~先生/夫人/小姐/女士~~/公司/機構*)

南丫島南段鄉事委員會

2. Authorized Agent (if applicable) 獲授權代理人 (如適用)

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/~~夫人/小姐/女士~~/公司/機構*)

周天堂

3. Details of the Further Representation 進一步申述詳情

Draft plan to which the further representation relates (please specify the draft plan to which the proposed amendments is made) 與進一步申述相關的草圖（請註明建議修訂的草圖）	

* Delete as appropriate * 請刪去不適用者
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

3. Details of the Further Representation (Continued) (use separate sheet if necessary)
進一步申述詳情（續）（如有需要，請另頁說明）

Nature of and reasons for the further representation 進一步申述的性質及理由

Subject matters@ 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項？	Reasons 理由
S/I-PTI/I A1	☐ support 支持 ☑ oppose 反對	由於現時蒲苔島可供丁權興建屋宇面積已不多，如將規劃為「海岸保護區」地帶，則對原居民權益影響很大。
S/I-PTI/I A2	☐ support 支持 ☑ oppose 反對	擬規劃附近仍是原居民的殯葬區範圍，對將來原居民殯葬影響深遠。
	☐ support 支持 ☐ oppose 反對	
	☐ support 支持 ☐ oppose 反對	

@ Please specify the amendment item number provided in the Schedule of Proposed Amendments.
請註明在修訂項目附表內的建議修訂項目編號。

「✓」at the appropriate box　　請在適當的方格內加上「✓」號

4. Plans, Drawings and Documents 圖則、繪圖及文件

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the further representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.
請列明連同進一步申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖爲彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

.....

.....

.....

5. Signature 簽署

Signature 簽署 周王堂

周王堂

Name in Block Letters 姓名（以正楷填寫）

"Further Representer" /Authorized Agent*
「進一步申述人」/獲授權代理人*

主席

Position (if applicable) 職位（如適用）

Professional Qualification(s) 專業資格

Member 會員 / Fellow 資深會員 * of
☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of 代表 南丫島南段鄉事委員會

Company/Organization Name and Chop (if applicable)
公司 / 機構名稱及蓋章（如適用）

Date 日期 2-2-2016

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this further representation will be used by the Secretary of the Board and Government departments for the following purposes:
   (a) the processing of this further representation which includes making available the name of the "further representer" for public inspection when making available this further representation for public inspection; and
   (b) facilitating communication between the "further representer" and the Secretary of the Board/Government departments
   in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.
   城市規劃委員會就這宗進一步申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) 處理這宗進一步申述，包括公布這宗進一步申述供公眾查閱，同時公布「進一步申述人」的姓名供公眾查閱；以及
   (b) 方便「進一步申述人」與委員會秘書及政府部門之間進行聯絡。
2. The personal data provided by the "further representer" in this further representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
   「進一步申述人」就這宗進一步申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
3. A "further representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
   根據《個人資料（私隱）條例》（第486章）的規定，「進一步申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址爲香港北角渣華道333號北角政府合署15樓。

* Delete as appropriate
Please fill "NA" for inapplicable item
「✓」at the appropriate box

* 請刪去不適用者
請在不適用的項目填寫「不適用」
請在適當的方格內加上「✓」號