## DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/CE

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

## **NOTES**

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

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

- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned "Coastal Protection Area":
  - (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, cycle track, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned "Coastal Protection Area",
  - (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
    - (iii) provision of amenity planting by Government; and
  - (b) the following uses or developments require permission from the Town Planning Board:
    - provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (910) (a) Except in areas zoned "Coastal Protection Area", #temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:
  - structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.
  - (b) Except as otherwise provided in paragraph (910)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
  - (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.
- (1011) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (1112) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

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

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

# <u>DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/-EE</u>

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## **COMMERCIAL**

# Column 1 Uses always permitted

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

Commercial Bathhouse/

Massage Establishment

**Eating Place** 

**Educational Institution** 

**Exhibition or Convention Hall** 

Government Use (not elsewhere specified)

Hotel

Information Technology and

**Telecommunications Industries** 

Institutional Use (not elsewhere specified)

Library

Off-course Betting Centre

Office

Place of Entertainment

Place of Recreation, Sports or Culture

Private Club

Public Clinic

**Public Convenience** 

**Public Utility Installation** 

Recyclable Collection Centre

**Religious Institution** 

School

Shop and Services

Social Welfare Facility

**Training Centre** 

Utility Installation for Private Project

Broadcasting, Television and/or Film Studio

Flat

Government Refuse Collection Point House (other than rebuilding of New

Territories Exempted House or replacement of existing domestic

building by New Territories Exempted House permitted

under the covering Notes)
Residential Institution

# <u>Planning Intention</u>

This zone is intended primarily for commercial developments, which may include hotel, shop, services, place of entertainment and eating place, serving the immediate neighbourhood and the visitors.

## **COMMERCIAL** (Cont'd)

## Remarks

(a) On land designated "Commercial(1)" ("C(1)"), "C(2)" and "C(3)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

Sub-area	Maximum <u>Gross Floor Area</u>	Maximum <u>Building Height</u>
"C(1)"	$390m^2$	3 storeys
"C(2)"	$735m^2$	3 storeys
"C(3)"	$2,302m^2$	3 storeys

- (b) In determining the relevant maximum gross floor area and building height—for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

## **RESIDENTIAL (GROUP C)**

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

Flat

Government Use (Police Reporting Centre, Post Office only)

House

Utility Installation for Private Project

**Eating Place** 

**Educational Institution** 

Government Refuse Collection Point

Government Use (not elsewhere specified)

Institutional Use (not elsewhere specified)

Library

Place of Recreation, Sports or Culture

Private Club Public Clinic

Public Convenience

Public Utility Installation

Recyclable Collection Centre

Religious Institution Residential Institution

Rural Committee/Village Office

School

Shop and Services Social Welfare Facility

**Training Centre** 

## **Planning Intention**

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

## **RESIDENTIAL (GROUP C)** (cont'd)

## Remarks

(a) On land designated "Residential (Group C)1"("R(C)1"), "R(C)2" and "R(C)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

Sub-area	Maximum Gross Floor Area	Maximum <u>Building Height</u>
"R(C)1"	$186m^2$	2 storeys
"R(C)2"	586m <sup>2</sup>	3 storeys
"R(C)3"	759m <sup>2</sup>	3 storeys

- (b) In determining the relevant maximum gross floor area for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

## VILLAGE TYPE DEVELOPMENT

# Column 1 Uses always permitted

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

Agricultural Use
Government Use (Police Reporting Centre,
Post Office only)
House (New Territories Exempted
House only)
On-Farm Domestic Structure
Religious Institution
(Ancestral Hall only)
Rural Committee/Village Office

**Eating Place** Government Refuse Collection Point Government Use (not elsewhere specified)# Hotel (Holiday House only) House (not elsewhere specified) Institutional Use (not elsewhere specified)# Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation # Religious Institution (not elsewhere specified)# Residential Institution # School # Shop and Services Social Welfare Facility # Utility Installation for Private Project

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

Eating Place Library School Shop and Services

#### **Planning Intention**

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

## **VILLAGE TYPE DEVELOPMENT** (cont'd)

#### Remarks

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

## **GOVERNMENT, INSTITUTION OR COMMUNITY**

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

Broadcasting, Television and/or Film Studio

Eating Place (Canteen,

Cooked Food Centre only)

**Educational Institution** 

Field Study/Education/Visitor Centre Government Refuse Collection Point

Government Use (not elsewhere specified) Institutional Use (not elsewhere specified)

Library Market

Place of Recreation, Sports or Culture

Public Clinic

Public Convenience Public Utility Installation Recyclable Collection Centre

**Religious Institution** 

Rural Committee/Village Office

School

Service Reservoir Social Welfare Facility

Training Centre Wholesale Trade

Animal Boarding Establishment

Animal Quarantine Centre

Columbarium

**Correctional Institution** 

Crematorium

Eating Place (not elsewhere specified)

Funeral Facility

Helicopter Landing Pad

Holiday Camp

House (other than rebuilding of New

Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under

the covering Notes)
Off-course Betting Centre

Office

Place of Entertainment

Private Club

Radar, Telecommunications Electronic Microwave Repeater, Television

and/or Radio Transmitter Installation

Residential Institution

Sewage Treatment/Screening Plant

Shop and Services (not elsewhere specified)

Utility Installation for Private Project

## **Planning Intention**

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

## **GOVERNMENT, INSTITUTION OR COMMUNITY** (cont'd)

## Remarks

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

## **OPEN SPACE**

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

Aviary Eating Place

Barbecue Spot Government Refuse Collection Point
Bathing Beach Government Use (not elsewhere specified)

Field Study/Education/Visitor Centre Holiday Camp

Park and Garden Place of Entertainment

Pavilion Place of Recreation, Sports or Culture

Pedestrian Area Private Club

Picnic Area Public Utility Installation

Playground/Playing Field Religious Institution
Promenade Service Reservoir

Public Convenience Shop and Services
Sitting Out Area Tent Camping Ground

Utility Installation for Private Project

## **Planning Intention**

This zone is intended primarily for the provision of outdoor open-air *public* space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

## **RECREATION**

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

Agricultural Use Barbecue Spot

Field Study/Education/Visitor Centre

Government Use (Police

Reporting Centre only)

Holiday Camp

**On-Farm Domestic Structure** 

Picnic Area

Place of Recreation, Sports or Culture

Public Convenience Tent Camping Ground **Animal Boarding Establishment** 

Broadcasting, Television and/or Film Studio

**Eating Place** 

Flat

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hotel

House (other than rebuilding of New

Territories Exempted House or replacement of existing domestic building by New Territories

Exempted House permitted under

the covering Notes)

Place of Entertainment

Private Club

Public Utility Installation Religious Institution Residential Institution Shop and Services

Utility Installation for Private Project

## **Planning Intention**

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

## **RECREATION** (cont'd)

#### Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (6m), or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (dc) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as plant room, and caretaker's office and caretaker's quarters, provide such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

## **OTHER SPECIFIED USES**

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

# For "Pier" Only

Pier

Government Use (not elsewhere specified) Public Utility Installation

# **Planning Intention**

This zone is intended to designate land for piers to facilitate marine access to Mui Wo North.

## **AGRICULTURE**

## Column 1 Uses always permitted

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

Agricultural Use
Government Use (Police Reporting Centre only)
On-Farm Domestic Structure
Public Convenience
Religious Institution (Ancestral Hall only)
Rural Committee/Village Office

**Animal Boarding Establishment** Barbecue Spot Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

## **Planning Intention**

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

## Remarks

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

- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
- (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

## **GREEN BELT**

## Column 1 Uses always permitted

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

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

Animal Boarding Establishment
Broadcasting, Television and/or Film Studio
Burial Ground
Columbarium (within a Religious Institution or
extension of existing Columbarium only)
Crematorium (within a Religious Institution or
extension of existing Crematorium only)
Field Study/Education/Visitor Centre
Government Refuse Collection Point
Government Use (not elsewhere specified)
Helicopter Landing Pad
Holiday Camp
House (other than rebuilding of New Territories

House (other than rebuilding of New Territories
Exempted House or replacement of existing
domestic building by New Territories
Exempted House permitted under the
covering Notes)
Place of Recreation, Sports or Culture

Public Utility Installation
Radar, Telecommunications Electronic
Microwave Repeater, Television
and/or Radio Transmitter Installation

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

## **Planning Intention**

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

## **GREEN BELT** (cont'd)

## Remarks

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

### COASTAL PROTECTION AREA

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

Agricultural Use (other than Plant Nursery)

Nature Reserve Nature Trail

On-Farm Domestic Structure Wild Animals Protection Area Field Study/Education/Visitor Centre

Government Use

House (Redevelopment only)

Pier

Public Convenience
Public Utility Installation

Radar, Telecommunications Electronic
Microwave Repeater, Television
and/or Radio Transmitter Installation

## **Planning Intention**

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

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

### Remarks

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

Appendix III of	
TPB Paper No. 10751	

# <u>DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/CE</u>

**EXPLANATORY STATEMENT** 

# DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/€E

# **EXPLANATORY STATEMENT**

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## DRAFT MUI WO NORTH OUTLINE ZONING PLAN NO. S/I-MWN/CE

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

## **EXPLANATORY STATEMENT**

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

## 1 <u>INTRODUCTION</u>

This Explanatory Statement is intended to assist an understanding of the draft Mui Wo North Outline Zoning Plan (OZP) No. S/I-MWN/‡E. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings for the Plan.

## 2 **AUTHORITY FOR THE PLAN AND PROCEDURE**

- On 9 November 2020, under the power delegated by the Chief Executive (CE), the Secretary for Development (SDEV) directed the Board, under section 3(1)(b) of the Town Planning Ordinance (the Ordinance), to prepare a draft plan designating Mui Wo North area as a development permission area (DPA).
- 2.2 On 5 January 2021, under the power delegated by the CE, SDEV directed the Board, under section 3(1)(a) of the Ordinance, to prepare an OZP to cover the area of Mui Wo North.
- 2.3 On 8 January 2021, the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 was exhibited for public inspection under section 5 of the Ordinance. During the exhibition periods, a total of XXX44 representations and XXX comments on the representations—were received.
- 2.4 On xx xx 2021, the draft Mui Wo North OZP No. S/I-MWN/1 (the Plan) was exhibited for public inspection under section 5 of the Ordinance.
- 2.5 Pursuant to section 20(6) of the Ordinance, the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 ceased to be effective on xx xxxx 2021 (except for the provisions related to the existing use and unauthorized development), as the land in respective of the DPA Plan was included in the draft Mui Wo North OZP No. S/I-MWN/1 on the date. The plan-making process for the draft Mui Wo North DPA Plan No. DPA/I-MWN/1 did not proceed further.

## 3 OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings for the area of Mui Wo North so that development and redevelopment within the area of Mui Wo North can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development and planning control only. It is a small-scale plan and the boundaries between land use zones may be subject to minor adjustments as detailed planning and development proceed.

## 4 NOTES OF THE PLAN

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

# 5 THE PLANNING SCHEME AREA

- 5.1 The Area, covering a total area of about 165.37 ha, is bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north, Mui Wo fringe area to the west, Mui Wo town centre to the southwest, and Silver Mine Bay to the south. The topography of the Area is mostly hilly with some flat land at Wang Tong and the coastline along the southern periphery of the Area. The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths.
- 5.2 The Area comprises village settlements, woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches, coastline and agricultural land, etc. The Area embraces rich natural landscape resources and a wide variety of flora and fauna species of ecological importance. Young woodlands dominated by common native trees e.g. *Mallotus paniculatus* (白椒),

Schefflera heptaphylla (鵝掌柴), Celtis sinensis (朴樹), Machilus chekiangensis (浙江潤楠), Ficus microcarpa (榕樹) and fruit trees e.g. Litchi chinensis (荔枝), Dimocarpus longan (龍眼), mixed with exotic trees e.g. Acacia confusa (台灣相思), can be found near Wo Tin, Butterfly Hill and Tung Wan Tau. Incense trees (Aquilaria sinensis, 土沉香) were recorded in the hilly woodland near Wang Tong. Marshes and woodland edges near Butterfly Hill provide habitats for various fauna species of conservation interest, such as Eastern Cattle Egret (牛背鷺), Painted Lady (小紅蛱蝶), Metallic Cerulean (素雅灰蝶), Common Awl (三斑趾弄蝶), Grey Scrub Hopper (Aeromachus jhora, 寬鍔弄蝶), Grass Demon (薑弄蝶), Chinese Bullfrog (虎紋蛙) and Romer's Tree Frog (Liuixalus romeri, 盧氏小樹蛙). Species of conservation interest, such as Common Emerald Dove (Chalcophaps indica, 綠翅金鳩) and Tokay Gecko (Gekko gecko, 大壁虎), were recorded in the woodland near Wo Tin.

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- 5.3 Two largely natural streams can be found at Wang Tong and Tung Wan Tau, where fish species of conservation interest were recorded, e.g. Predaceous Chub (*Parazacco spilurus*, 異鱲) and *Stiphodon atropurpureus* (紫身枝牙鰕虎魚).
- There are three recognized villages in the Area, namely Mang Tong, Tung Wan Tau and Man Kok Tsui. Village houses and domestic structures are mainly one to three-storey in height. Sporadic domestic dwellings can also be found uphill and along the coast. There are some active agricultural land at Mang Tong, Tung Wan Tau and Man Kok Tsui but most of the agricultural land are abandoned. There is no vehicular access to the Area. Silver Mine Bay Beach is one of the key tourist attractions in Mui Wo. Economic and employment opportunities recorded in the Area are mainly contributed by the commercial and recreational activities associated with Silver Mine Bay Beach, including hotels and holiday camps.

## 6 **POPULATION**

Based on the 2016 Population By-census, the population of the Area as estimated by PlanD is about 650. It is estimated that the planned population of the Area would be about 900.

## 7 OPPORTUNITIES AND CONSTRAINTS

## 7.1 *Opportunities*

## 7.1.1 Sustainable Lantau Blueprint (the Blueprint)

(a) An overarching principle of "Development in the North; Conservation for the South" embraced by the Blueprint was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources. Unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.

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(b) It has been promulgated in the Blueprint that careful consideration would be given to balancing the needs of development/improvement and preservation of Mui Wo with a view to retaining its rural township character.

## 7.1.2 <u>Nature Conservation</u>

- (a) The Area is largely bounded by Lantau North (Extension) Country Park and Lantau North Country Park and comprises rich natural habitats including woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, mangroves, beaches and coastline.
- (b) The myriad of terrestrial natural habitats, coupled with streams and natural coastal environment, offer desirable homes for a diverse community of animals of different kinds. The high diversities of wild fauna and flora are worthy of conservation. Any haphazard and uncontrolled development that may adversely affect the natural and rural character and conservation value of the Area should be avoided.

## 7.1.3 Tourism and Recreational Development

- (a) Silver Mine Bay Beach has been a popular tourist attraction in Hong Kong and is frequently visited by many local and foreign tourists every year. Beach-related facilities such as holiday camps, hotels and shops have been developed along the beach. "Improvement Works at Silvermine Bay Beach, Mui Wo, Lantau Island" had been completed in 2018. New beach buildings and associated beach facilities including a barbeque pit area and a sitting-out area as well as a viewing deck near the entrance to the beach had been constructed to provide a better experience to the visitors of Silver Mine Bay Beach.
- (b) According to the Blueprint, cycle track and mountain bike trail are proposed near Mang Tong and Butterfly Hill. Sustainable Lantau Office of the Civil Engineering and Development Department (CEDD) has promulgated the Lantau Conservation and

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Recreation Masterplan (with Lantau Trails and Recreation Plan) in December 2020 to provide a framework guiding the conservation and recreation initiatives, and orchestrate public and private projects better for achieving synergy in conservation of Lantau. Some existing hiking trails, a gazetted beach and a proposed Round-the-Lantau Route are located in the Area.

## 7.1.4 Agricultural Development

While there are active farming activities observed, the abandoned agricultural land in the Area may also exhibit potential for rehabilitation for agricultural use.

#### 7.2 *Constraints*

### 7.2.1 Accessibility

The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths. There is a pier in Man Kok providing limited marine access serving mainly the local residents.

## 7.2.2 <u>Limited Infrastructure</u>

- (a) Any development planning in this Area shall reserve sufficient land for necessity of drainage improvement in future. In particular, a buffer area of sufficient width from both edges of existing watercourses/streams should be reserved to allow the development of future drainage systems with more ecological features, installation of green channels/drainage improvements implementation of associated drainage maintenance and river training works in future. If any development or redevelopment within the Area which may affect the drainage system or change the drainage characteristic, drainage studies including the details of the affected drainage system and any mitigation measures should be submitted to the Drainage Services Department (DSD) for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circulars (Works) No. 14/2004, 5/2005, 2/2006, Development Bureau (DEVB) Technical Circular (Works) No. 9/2020 and DSD Advice Note No. 1.
- (b) On-site treatment systems, e.g. septic tanks and soakaway pits, are generally used in the villages. Any increase in population or number

of visitors to the Area or further recreation/residential/commercial/institutional developments will require additional sewage treatment facility to be provided as an integral part of the development if connection to public sewer is not feasible.

(c) Fresh water supply is available to the existing villages in the Area. The water supply system is however of limited capacity. If any major development is envisaged in this Area, sufficient lead time should be allowed for upgrading the water supply system as necessary. There is no salt water supply for flushing in the Area.

## 7.2.3 <u>Geotechnical Constraints</u>

- (a) The Area and its vicinity comprise hilly natural terrain with past natural terrain landslide records. There are about 187183 registered man-made slopes and retaining walls features located within the Area and the stability of these slope-features is mostly unknown.
- (b) If these slopeman-made features would affect or be affected by any development and redevelopment, geotechnical investigations and studies including the details of any permanent geotechnical works should be submitted to the Geotechnical Engineering Office (GEO) of CEDD for checking in accordance with the principle laid down in the Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2002 or to the Buildings Department in accordance with the Buildings Ordinance (Cap. 123) as appropriate.
- (c) For any future development or redevelopment in the Area, a natural terrain hazard study would be required to assess the potential hazards and constraints arising from natural terrain, and to provide suitable hazard mitigation measures, if found necessary, as part of the development or redevelopment.

## 7.2.4 Heritage Preservation/Archaeological Consideration

- (a) There are four Sites of Archaeological Interest (SAIs), i.e. Mang Tong SAI, Chok Tsai Wan SAI, Chung Hau SAI and Man Kok Tsui SAI in the Area. All the SAIs are worthy of preservation. Besides, if there are any buildings / structures both at grade level and underground which were built on or before 1969, the Antiquities and Monuments Office (AMO) should be alerted.
- (b) Prior consultation with the Antiquities and Monuments Office (AMO) of DEVB should be made if any works, developments,

redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment, *any other historic structures identified* and their immediate environs. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs e.g. whether a detailed Archaeological Impact Assessment (AIA) is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

## 7.2.5 <u>Airport Height Restriction</u>

The building height for the developments within the Area is subject to the gazetted Airport Height Restriction Plan (AHRP) and any potential amendments to the gazetted AHRP related to the Expansion of the Hong Kong International Airport (HKIA) into a Three Runway System (3RS) Project. No part of building or buildings or other structure or equipment erected or to be erected within the Area (or any addition or fitting to such building or buildings or structure or equipment) shall exceed the prevailing "restricted height" (more commonly known as Airport Height Restriction (AHR)) prescribed under the Hong Kong Airport (Control of Obstructions) Ordinance (Cap. 301) or its amendment associated with 3RS.

## 7.2.6 <u>Aircraft Noise</u>

Although the Area falls outside the coverage of Noise Exposure Forecast (NEF) 25 contour under the HKIA 3RS, the Area will be subject to potential aircraft and helicopter noise impact as it falls beneath the primary helicopter entry/exit route "Silvermine" and is in proximity to HKIA. The helicopter noise arising from the frequent use of GFS helicopters flying on the helicopter entry/exit route "Silvermine" over the Area will present an adverse impact on any residential development with the Area.

## 7.2.7 Risk Hazard

Part of the Area falls within the consultation zones for Silvermine Bay Water Treatment Works (SMBWTW) and Kau Shat Wan Government Explosives Depot (KSWGED), which are Potentially Hazardous Installations (PHIs). Any development within such areas would be subject to constraints due to risk associated with the PHIs, and requires submission of a hazard assessment to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations for approval prior to application for planning permission from the Board.

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## 7.2.8 <u>Urban Design</u>

The Area is characterized by a rural countryside ambience. Any proposed developments should be of a scale compatible with the natural and rural character of the Area.

## 7.2.9 Burial Ground

There is a permitted burial ground in the Area for indigenous villagers and it is not suitable for any development. It is located to the northwest of Mang Tong.

## **8** GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to conserve its landscape and ecological values in safeguarding the natural habitats and to maintain the unique natural and rural character and cultural heritage of the Area. Low-impact leisure and recreational uses compatible with the rural setting will be encouraged where appropriate. Land is also designated for village development.
- 8.2 Due consideration should be given to the conservation of ecologically and environmentally sensitive areas when development in or near the Area is proposed. Small House development in recognised villages will be consolidated at suitable locations to avoid sprawling and to preserve the rural character of the Area. In designation of various zones in the Area, consideration has been given to protect the natural habitats in the Area such as the woodland areas which form a continuous stretch of well-established vegetation with those located in the adjoining Lantau North (Extension) and Lantau North Country Parks and natural streams.

## 9 <u>LAND USE ZONINGS</u>

## 9.1 "Commercial" ("C"): Total Area 0.53 0.60 ha

9.1.1 This zone is intended primarily for commercial developments, which may include hotel, shop, services, place of entertainment and eating place,

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serving the immediate neighbourhood and the visitors.

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- 9.1.2 It *mainly* covers three commercial developments, including two existing hotels, namely Seaview Holiday Resort and Mui Wo Inn at the back of Silver Mine Bay Beach and a resort-type development under construction along Tung Wan Tau Road.
- 9.1.3 On land designated "C(1)", "C(2)" and "C(3)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater:

Sub-area	Maximum <u>Gross Floor Area</u>	Maximum <u>Building Height</u>
"C(1)"	$390 \text{m}^2$	3 storeys
"C(2)"	735m <sup>2</sup>	3 storeys
"C(3)"	$2,302m^2$	3 storeys

9.1.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area 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.

## 9.2 "Residential (Group C)" ("R(C)"): Total Area 0.15 ha

- 9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 9.2.2 Three existing domestic developments located to the west of Mang Tong, along Tung Wan Tau Road and to the southeast of Tung Wan Tau respectively are under this zone.
- 9.2.3 On land designated "R(C)1", "R(C)2" and "R(C)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment

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in excess of the maximum gross floor area and building height specified below, or the gross floor area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater:

Sub-area	Maximum <u>Gross Floor Area</u>	Maximum <u>Building Height</u>
"R(C)1"	186m <sup>2</sup>	2 storeys
"R(C)2"	586m <sup>2</sup>	3 storeys
"R(C)3"	759m <sup>2</sup>	3 storeys

9.2.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area 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.

## 9.3 "Village Type Development" ("V"): Total Area 4.004.55 ha

- 9.3.1 The planning intention of this zone is primarily—to reflect existing recognized and other villages, and to provide land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.3.2 It covers three recognized villages, namely Mang Tong, Tung Wan Tau and Man Kok Tsui, and the village clusters along Tung Wan Tau Road *and in Chung Hau*.
- 9.3.3 The "V" zones designated for Mang Tong, Tung Wan Tau and Man Kok Tsui are drawn up having regard to the 'Village Environs', the local topography, the existing settlement pattern, the outstanding Small House applications and demand forecast. Areas of difficult terrain, potential natural terrain hazards, dense vegetation, conservation and ecological

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value are excluded. The "V" zones designated for village clusters along Tung Wan Tau Road *and in Chung Hau* are drawn up to reflect the existing condition.

- 9.3.4 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.3.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.6 As diversion of stream may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works.

## 9.4 "Government, Institution or Community" ("G/IC"): Total Area 0.04 ha

- 9.4.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.4.2 It covers an existing refuse collection point located in the southern part of Mang Tong, an existing catholic church to the southwest of Mang Tong, the existing Tung Wan Tau Public Toilet to the southwest of Tung Wan Tau and a planned fresh water pump house along Tung Wan Tau Road.
- 9.4.3 To preserve the rural and low-rise character of the Area, development/redevelopment within this zone should be restricted to the maximum building height as stipulated on the Plan, or the height of building which was in existence on the date of first publication in the Gazette of the notice of the draft DPA Plan, whichever is the greater.
- 9.4.4 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction may

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be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

## 9.5 "Open Space" ("O"): Total Area 2.27 2.41 ha

- 9.5.1 This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.5.2 It *mainly* covers a gazetted public bathing beach at Silver Mine Bay including beach buildings and associated beach facilities. It also covers Tung Wan Tau Road, *some existing beach-supporting shops and eating places*, and the beach areas adjacent to the gazetted beach along Tung Wan Tau Road.

## 9.6 "Recreation" ("REC"): Total Area 2.533.11 ha

- 9.6.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.6.2 It *mainly* covers the Hong Kong Playground Association (HKPA) Jockey Club Silvermine Bay Camp and the Methodist Retreat Centre.
- 9.6.3 No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (6m), or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft DPA plan, whichever is the greater.
- 9.6.4 Residential development will generally not be allowed in this zone except where it can be established that such use, in the form of holiday accommodation, is ancillary to and in support of the recreational uses. No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- 9.6.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height and plot ratio restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual

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planning merits.

## 9.7 "Other Specified Uses" ("OU"): Total Area 0.02 ha

The planning intention of this zone is to designate land for piers to facilitate marine access to the Area. It covers a pier in Man Kok.

### 9.8 "Agriculture" ("AGR"): Total Area 3.78 ha

- 9.8.1 This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 9.8.2 It mainly covers clusters of active and abandoned agricultural land in the vicinity of villages.
- 9.8.3 As diversion of stream and filling of land/pond may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works. This restriction does not apply to filling of land specifically required under prior written instructions of government department(s) or for the purposes of laying of soil not exceeding 1.2m in thickness for cultivation, or construction of agricultural structure with prior written approval issued by the Lands Department (LandsD).

## 9.9 "Green Belt" ("GB"): Total Area <del>152.05</del>147.29 ha

- 9.9.1 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.
- 9.9.2 It mainly covers woodlands, shrublands, grasslands, coastal uplands, vegetated hills, streams, marshes, and mangroves, and beaches and coastline adjoining Lantau North (Extension) Country Park and Lantau North Country Park. It also covers some scattered agricultural land which are mostly abandoned.
- 9.9.3 There is a permitted burial ground to the northwest of Mang Tong, which is intended for burial places of deceased indigenous villagers in the Area. To respect the local ritual and tradition, burial activities in the permitted

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burial grounds within this zone are generally tolerated. The District Office (DO) is delegated with authority under the Public Health and Municipal Services Ordinance (Cap. 132) to issue the burial certificates within the boundaries of permitted burial grounds. Burial activities within permitted burial grounds are also governed by separate conditions stipulated by LandsD, the Food and Environmental Hygiene Department, the Agriculture, Fisheries and Conservation Department and the Water Supplies Department (WSD). Any burial activities should be confined within the designated grounds as far as practicable.

9.9.4 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. As diversion of stream, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by the Government, and maintenance, repair or rebuilding works.

#### 9.10 "Coastal Protection Area" ("CPA"): Total Area 3.42 ha

- 9.10.1 This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 9.10.2 The zone mainly covers the natural coastlines along the southern and eastern periphery of the Area from Tung Wan Tau to Man Kok, which comprise coastal features including flat rock and beach.
- 9.10.3 New residential development is not permitted under this zone. Redevelopment of existing house 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.

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9.10.4 As diversion of streams, filling of land/pond or excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works coordinated or implemented by the Government, and maintenance or repair works.

#### 10 <u>COMMUNICATIONS</u>

10.1 The Area is not served by vehicular access. Wang Tong and Tung Wan Tau are accessible on foot and by cycling from Mui Wo town centre through Tung Wan Tau Road. Man Kok is further connected by footpaths. There is a pier in Man Kok providing limited marine access.

#### 11 <u>UTILITY SERVICES</u>

#### 11.1 <u>Drainage</u>

DSD has completed drainage improvement works in Wang Tong River to reduce the flooding risk in the Area.

#### 11.2 <u>Sewerage</u>

- (a) At present, the Area is mainly served by septic tank and soakaway (STS) system. For Mui Wo Area, the main branch sewers to Tai Tei Tong and Pak Ngan Heung have been constructed along with the emergency vehicular access while the main branch sewer to Luk Tei Tong is at the planning stage. The Mui Wo Sewage Treatment Works located at the southeastern part of Mui Wo (outside the Area) will not have spare capacity to accommodate any further sewage arising from additional developments in Mui Wo including the Area. For the new developments located near the gazetted beach, if additional sewage treatment facilities are to be provided, effluent discharges are subject to control under the Water Pollution Control Ordinance (Cap. 358). According to Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters, no new effluent will be allowed within 100m of the boundaries of a gazetted beach in any direction, including rivers, streams and storm water drains.
- (b) If connection to public sewer is not feasible, alternatives should be proposed to protect the water quality of the streams and sea, the design and construction of on-site STS system for any development proposals/submission need to

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comply relevant standards, regulations and requirements, including the Environmental Protection Department (EPD)'s Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 5/93.

#### 11.3 Water Supply

Majority of the Area falls within the Silver Mine Bay Fresh Water Supply Zone designated by the WSD and is supplied with potable water. There is no salt water supply for flushing in the Area.

#### 11.4 Others

At present, telephone network, electricity and cylinder liquefied petroleum gas supplies are available in the Area.

#### 12 CULTURAL HERITAGE

- 12.1 There are four SAIs, i.e. Mang Tong SAI, Chok Tsai Wan SAI, Chung Hau SAI and Man Kok Tsui SAI in the Area. All the SAIs are worthy of preservation.

  Besides, if there are any buildings / structures both at grade level and underground which were built on or before 1969, AMO should be alerted.
- 12.2 The Antiquities Advisory Board (AAB) also released a list of new items in addition to the list of 1,444 historic buildings. These items are subject to grading assessment by the AAB. Details of the list of 1,444 historic buildings and the new items have been uploaded onto the website of AAB at http://www.aab.gov.hk.
- 12.3 Prior consultation with the—AMO of DEVB should be made if any works, developments, redevelopments or rezoning proposals may affect the above SAIs, graded historic buildings/structures, new items pending grading assessment, any other historic structures identified and their immediate environs. If disturbance to the SAIs is unavoidable, prior agreement with AMO should be made on any measures for the protection of the SAIs e.g. whether a detailed AIA is required. The AIA shall evaluate the archaeological impact imposed by the proposed works. If necessary, a qualified archaeologist shall apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53) for an archaeological investigation. A proposal of the AIA shall be submitted to the—AMO for agreement prior to applying for a licence. Subject to the findings of AIA, appropriate mitigation measures shall be fully implemented by the project proponent in consultation with AMO.

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#### 13 <u>IMPLEMENTATION</u>

- 13.1 The Plan provides a broad land use framework for development control and implementation of planning proposals for the Area. More detailed plans will be prepared as a basis for public works planning and private developments.
- 13.2 At present, there is no overall programme for the improvement or provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period of time depending on the availability of resources. It will be undertaken through the participation of both public and private sectors.
- 13.3 Notwithstanding the above, minor improvement works, e.g. access improvements, utility services installation and public works projects will be implemented through the Public Works Programme and the Local Public Works Improvement Programme, subject to priority and resource availability. Private developments will be effected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

#### 14 PLANNING CONTROL

- 14.1 The types of permitted developments and uses on land within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted developments and uses within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA Plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering the planning applications, will take into account all relevant planning considerations including guidelines published by the Board.

Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of PlanD. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and relevant District Planning Office of PlanD. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after 8 January 2021 on land included in a Plan of the Mui Wo North DPA may be subject to enforcement proceedings under the Ordinance. Any diversion of stream, filling of land/pond or excavation of land in relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without permission from the Board may also be subject to enforcement proceedings.

TOWN PLANNING BOARD JANUARYAUGUST 2021

# Appendix IV of TPB Paper No. 10751

# Summary of Representations in respect of <a href="https://doi.org/10.2016/j.jen2.2016/">the Mui Wo North Development Permission Area (DPA) Plan No. DPA/I-MWN/1</a>

	Major Issues in Representations	Responses
Pla	anning Intention	
1.	Support the draft DPA Plan and its planning intention to protect the	Support noted.
	largely rural and natural areas with conservation value and control	
	against unauthorized developments.	
Pla	anning Scheme Area	
1.	Various lots in the northern part of Butterfly Hill should be excluded	To prevent any haphazard and uncontrolled development that may
	from the Planning Scheme Area as it would infringe land owner's right	adversely affect the rural and natural character of the Mui Wo North area
	to develop.	(the Area), it is necessary to prepare a DPA Plan for the Area to provide
		interim planning control pending preparation of an Outline Zoning Plan
		(OZP) and to enable enforcement actions to be taken against any
		unauthorized developments and undesirable change of use.
		According to the Notes of the DPA Plan, in an area designated
		"Unspecified Use", 'Agricultural Use' and some uses or developments
		as stipulated in the covering Notes of the DPA Plan are always permitted.
		For other uses, planning permission may be sought from the Town
		Planning Board (the Board). As such, land owner's right to develop, if
		Planning Board (the Board). As such, land owner's right to develop, if any, is respected and acknowledged.

	Major Iggues in Depresentations	Dognongog
_	Major Issues in Representations	Responses
2.	Mang Tong should be excluded from the planning scheme area as the	The LP is administrative and non-statutory in nature mainly for
	village has been designated "Village Type Development" ("V") on the	government works and departmental uses. DPA Plan is statutory in
	Mui Wo North Layout Plan (the LP).	nature. It provides interim planning control pending preparation of an
		OZP and enables enforcement actions to be taken against unauthorized
		developments and undesirable change of use.
De	velopment Right and Development Control	
1.	Inclusion of private lots into the DPA Plan would likely contravene the	Regarding the land owners' right and compensation issues under Basic
	Basic Law Articles 6 and 105.	Law, Articles (BL 6) and 105 (BL 105) of the Basic Law protect private
		property rights in Hong Kong while BL 105 further provides that the
		Government shall compensate for lawful deprivation of property.
		Based on the draft DPA Plan, the designation of 'Unspecified Use' would
		unlikely constitute "deprivation" of property for the purpose of BL 105
		requiring payment of compensation. The draft DPA Plan would not
		affect any land owner to transfer or assign his/her interest of land, nor
		would it leave the land concerned without any meaningful use or
		economically viable use. Besides, insofar as the zoning restrictions
		pursue the legitimate aim of conserving and protecting the existing
		natural landscape, ecological or topographical features of the area and
		the land concerned could be put to "always permitted uses" and uses that
		may be permitted with or without conditions on application to the Board,
		it does not appear inconsistent with the protection of property rights
		under BL 6 or BL 105 or other relevant Basic Law provisions.

	Major Issues in Representations	Responses
2.	Mang Tong is an indigenous village with a long history. The draft DPA Plan contravenes Article 40 of the Basic Law regarding the lawful traditional rights and interests of the indigenous inhabitants of the New Territories.	There is no express assertion of the right to build Small House under Article 40 (BL 40) of the Basic Law. Insofar as Small House development is subject to statutory planning controls that may be imposed under the Ordinance, applying those controls to the area concerned by way of the draft DPA Plan does not appear inconsistent with BL 40.
3.	The draft DPA plan prepared in accordance with the Ordinance is too restrictive and imposes additional development control over the existing land use controls under various ordinances. The rights of land owners to develop would be restricted.	The draft DPA Plan provides interim planning control pending preparation of an OZP and enables enforcement actions to be taken against unauthorized developments and undesirable change of use. The general planning intention of the draft DPA Plan is to conserve its landscape and ecological values in safeguarding the natural habitats, to maintain the unique rural and natural character and cultural heritage of the Area, and to prevent it from encroachment by unauthorized development and from undesirable change of use. Upon carrying out land use study on the Area, appropriate zonings and development restrictions, if required, will be proposed on the OZP taking into account various planning considerations.
Vil	lage Development	
1.	The Government should liaise with indigenous habitants and land owners of Mui Wo North to provide more land for housing development.	To facilitate timely consultation with relevant stakeholders on the appropriate land use zonings for the Area, the Planning Department (PlanD) has expedited the plan preparation process and submitted the

	Major Issues in Representations	Responses
		preliminary draft OZP to the Board for preliminary consideration on 15.1.2021. The relevant stakeholders including Island District Council, Mui Wo Rural Committee, local villagers, local residents, land owners, and green / concern groups have been consulted to solicit their views on the land use proposals of the draft OZP.
2.	"V" zones in the future OZP should be delineated according to genuine needs of indigenous villagers and should follow strictly to the current boundary of village houses. They should be confined to existing village settlement and in accordance with genuine need of Small House as there is no urgent needs to reserve excessive land for Small House in the area. Rebuilding of village house should be restricted to their existing bulk.	During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.
3.	"V" zone should not fall within 30m from rivers, streams, watercourse and waterbodies.	Ditto.
4.	The Board should consider whether the judgment on the Judicial Review related to the designation of "V" zones on Pak Lap, Hoi Ha and So Lo Pun OZPs is relevant when designating "V" zone on the OZP to cover this area.	Ditto.

	Major Issues in Representations	Responses
Inf	rastructure and Community Facilities	
1.	Man Kok Tsui Residents' Association (萬角咀村居民協會) and the land owner intend to put various lots in DD358L in Man Kok for community uses, such as addiction treatment centre, solar power station, and GIC facilities supporting Lantau Tomorrow Vision.	During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated. Specific proposals with technical feasibility and with no adverse impact on the natural environment of the Area would be duly considered.
2.	The draft DPA Plan neglects the capacities of transport infrastructure, GIC facilities and environment of Mui Wo where development capacity has been reached.	During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.
3.	Footpaths and mountain trails should be zoned "Open Space" ("O") or "Green Belt" ("GB") to control development, ensure accessibility of the general public and to protect the environment.	In general, provision of footpath is always permitted on land falling within the OZP except in areas zoned "Coastal Protection Area" ("CPA"), while 'Nature Trail' is a Colum 1 use within "Green Belt" and "CPA" zones.
4.	No new infrastructure or road should be built in Wo Tin as it will have serious consequential damage on biodiversity.	According to covering Notes of the DPA Plan, road works, sewerage works, drainage works, environmental improvement works, waterworks (excluding works on service reservoir) and such other public works coordinated or implemented by Government are always permitted within the boundary of the DPA Plan. Notwithstanding, any new infrastructure, road and/or improvement works would be subject to

	Major Issues in Representations	Responses
		relevant government departments' consideration and assessments, including ecological assessment where appropriate.
5.	Fire prevention for the permitted burial ground to the northwest of Mang Tong should be enhanced.	The concern has been referred to the relevant departments for consideration and follow up as appropriate.
6.	New installation of street lighting should take into consideration their impact on nocturnal insect.	The concern has been referred to the relevant departments for consideration and follow up as appropriate.
En	vironment and Conservation	
1.	Designation of "Unspecified Use" provides inadequate protection against vandalism acts.	According to the Notes of the draft DPA Plan, in an area designated "Unspecified Use", any use or development, other than 'Agricultural Use' or the uses or developments always permitted under the covering Notes, requires planning permission from the Board. Any unauthorized development is subject to enforcement actions by the Planning Authority.
2.	"GB" zone cannot offer adequate protection to the environment from development.	No "GB" zone is designated on the draft DPA Plan. In formulating land use zones on the OZP, various planning considerations, including environmental protection, will be taken into account in designation of zonings on the OZP.

	Major Issues in Representations	Responses
3.	Woodlands adjacent to village areas, Tung Hang Mei and Wo Tin should be covered by "Conservation Area" ("CA") zone instead of "GB" zone as they are closely linked to Country Parks and are important sites for many flora and fauna species e.g. Romer's Tree Frog.	During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.
4.	Marshes in Tai Wai Yuen and Mang Tong should be protected by "CA" zone.	Ditto.
5.	All natural streams, including streams at Wang Tong and Tung Wan Tau, and their tributaries should be protected by conservation-related zones such as "GB(1)" or "CA" zones or more stringent land use zonings. Their riparian areas (~30m) should be designated with conservation-related zones as buffer. The estuary of Wang Tong River where mangroves are identified should be zoned "CA".	Ditto.
6.	Natural coastline along the southern and eastern peripheries of the planning scheme area from Silver Mine Bay Beach to the Man Kok, in particular Tung Wan Tau to Man Kok with habitats including rocky/sandy shores and backshore vegetation covered should be covered by "Coastal Protection Area" ("CPA") zone.	Ditto.
7.	Development in conservation-related zonings should be limited, e.g. building of NTEH should be precluded from the Column 2 uses, in	In the course of preparation of the OZP, reference will be made to the Master Schedule of Notes promulgated by the Board in formulating

	Major Issues in Representations	Responses
	particular Man Kok Tsui and Tung Wan Tau, in order to eliminate development pressure from those areas, "Tent Camping Ground' and 'Barbecue Spot' should be removed from Column 1 uses of "GB" zone to avoid commercial use and unauthorized development.	Column 1 and 2 uses of conservation-related zonings.
8.	Wang Tong Stream should be dechannelized with new modern ecofriendly methods.	The concern has been referred to the relevant departments for consideration and follow up as appropriate.
9.	Expansion of Country Park or putting South Lantau for conservation is opposed. Land should be release for housing development. Conservation will delay development.	There is no proposal to expand Country Park involved in the draft DPA Plan. During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.
10.	The control against unauthorized development should be extended to entire South Lantau which is currently not covered by DPA Plan.	Other parts of South Lantau fall outside the Planning Scheme Area of the draft Mui Wo North DPA Plan and is beyond the jurisdiction of the DPA Plan.
11.	Geology and landforms must be considered in the drafting of DPA and OZP.	In general, development at the land surface would not significantly affect the geology underneath. During the preparation of the OZP, amongst other factors, the natural environment, topography, attractive geological features and physical landforms would be taken into considerations and appropriate zonings would be designated to offer protection where necessary.

	Major Issues in Representations	Responses
Ag	ricultural Development	
1.	Abandoned agricultural land should be zoned "GB" to avoid incompatible uses with its adjacent green belt.	During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.
3.	"AGR" zone should remain purely for agricultural use. The permitted land uses under "Agriculture" ("AGR") would pose undesirable environmental problems to the natural habitats and ecologically sensitive area. No house development should be allowed.  Strict controls against any further human development should be imposed in Man Kok as it is owned by a single developer. The agricultural lands could be zoned "GB" and "CPA" instead of "AGR" as most of them have been abandoned and some of them have become coastline and no longer arable.	In the course of preparation of the OZP, reference will be made to the Master Schedule of Notes promulgated by the Board in formulating the Column 1 and 2 Uses of "AGR" zone.  During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated.
4.	Various lots in DD358L in Man Kok are not abandoned agricultural land. They are active under maintenance of residents of Man Kok Tsui and some are used for storage of water transport and farming tools. The number of regular residents of Man Kok Tsui is about 20.	Information noted.
Cu	ltural Heritage	
1.	Works affecting Sites of Archeological Interests should be subject to public consultation instead of leaving decisions with the Antiquities and Monuments Office.	The concern has been referred to the relevant departments for consideration and follow up as appropriate.

	Major Issues in Representations	Responses
2.	"Yuen Ancestral Hall (袁氏宗祠)" located in Man Kok carries the history of Yuen Family which could be traced back to the Ming Dynasty. The area should be zoned for eco-lodge, "Government, Institution or Community" ("G/IC"), "V" or "AGR" for tourists to learn the history.	During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated. Specific proposals with technical feasibility and with no adverse impact on the natural environment of the Area would be duly considered.
De	evelopment Proposals	
1.	Lot No. 565 in D.D. 2, Mui Wo could be zoned "Residential (Group C)" with plot ratio of 0.8 and a maximum site coverage of 40% for a low-density residential development scheme, or provide more housing units by a constructing a comprehensive residential development providing 1,600 units together with public infrastructures and GIC facilities under Land Sharing Pilot Scheme. Potential zoning of Lots Nos. 94, 95, 565, 609 and 610 in D.D. 2 MW into "GB" zone, which has a presumption against development, would disregard the right to live by the people of Hong Kong.	Ditto.
2.	To zone an area covering the marsh at Tai Wai Yuen, Chung Hau and southern foothill of Butterfly Hill as "Other Specified Uses" annotated "Residential/Commercial and Tourism Related Uses" to facilitate the area into a hybrid of residential/commercial development with beachfront recreational node for tourism and water sports development, with plot ratio of 1.5 and maximum building height of not more than 8 storeys.	During the preparation of the OZP, all relevant factors would be taken into consideration and appropriate zonings would be designated. Specific proposals with technical feasibility and with no adverse impact on the natural environment of the Area would be duly considered.

	Major Issues in Representations	Responses
Co	nsultation	
1.	Lack of consultation on the draft DPA plan before its gazettal. Islands District Council, relevant Rural Committees and residents were not timely consulted. No notice had been posted on the notice board of Man Kok Tsui. The DPA Plan should be gazetted after the pandemic.  The representation period was at the time of pandemic and overlapped with the Chinese New Year holiday. Residents' meeting could not be convened and stakeholders had no chance to express their views on the draft DPA Plan. The Government should conduct detailed consultation	The draft Mui Wo North DPA Plan was gazetted on 8.1.2021. It is an established practice of not conducting public consultation prior to gazettal of a DPA Plan to prevent undesirable development before a DPA Plan has come into effect. Any person may make written representations to express their views in respect of the draft DPA Plan to the Secretary of the Board within the representation period. The representation period of the draft DPA Plan is statutory.
	with land owners and residents in the Area.  The consultation conducted by the Government during the representation period of the draft DPA Plan was insufficient. The representation period should be extended for a comprehensive consultation.	
Oti	her Matters	
1.	The Government should proactively develop Mui Wo tapping into its largest pier on Lantau Island and locational advantages.	An overarching principle of 'Development in the North; Conservation for the South' embraced by the Sustainable Lantau Blueprint (the Blueprint) was promulgated in June 2017. The predominant part of Lantau would be conserved for its natural and cultural resources.
		Unique rural settlements would also be preserved and enhanced.

	Major Issues in Representations	Responses
		Where appropriate, low-impact leisure and recreational uses would be
		developed for public enjoyment. It has been promulgated in the
		Blueprint that careful consideration would be given to balancing the
		needs of development/improvement and preservation of Mui Wo with a
		view to retaining its rural township character.
2.	Definition of 'Existing Use' ('EU') on the Notes of the DPA Plan should	Regarding EU, it should be noted that prior to gazettal of the draft DPA
	be reviewed to stop "Destroy first, develop later' activity as human	Plan, the development control mainly rests with the Buildings
	disturbance found at Butterfly Hill and Tung Wan Tau would be regarded	Department, the Lands Department and the various licensing authorities.
	as EU.	With the designation of the Area as DPA, the Planning Authority could
		take action against unauthorized development in the Area according to
		the Ordinance.

[Dr Lawrence K.C. Li and Dr Jeanne C.Y. Ng arrived to join the meeting during the deliberation session.]

[Mr Wilson Y.W. Fung left the meeting at this point.]

#### Sai Kung and Islands District

#### **Agenda Item 8**

[Open Meeting]

Draft Mui Wo North Outline Zoning Plan No. S/I-MWN/C – Preliminary Consideration of a New Plan

(TPB Paper No. 10713)

[The item was conducted in Cantonese.]

76. The Secretary reported that Dr Lawrence W.C. Poon had declared an interest on the item for being the Permanent President of Szewei Kwangning Fraternal Association which had a branch in Mui Wo, and being the Honourable Consultant of Mui Wo Rural Committee (MWRC). Members agreed that the interest of Dr Lawrence W.C. Poon was indirect and he could stay in the meeting.

#### Presentation and Question Sessions

77. The following representatives of the Planning Department (PlanD) were invited to the meeting:

Ms Donna Y.P. Tam

- District Planning Officer/Sai Kung and Islands
(DPO/SKIs)

Mr Richard Y.L. Siu - Senior Town Planner/Islands

Mr Kenneth C.K. Yeung - Senior Town Planner/Special Duties

Mr Kanic C.K. Kwok

Mr Cyrus C.F. Chow Town Planners/Islands

Mr Keith L.C. Wu - Assistant Town Planner/Islands

- 78. The Chairperson extended a welcome and invited PlanD's representatives to brief Members on the Paper.
- 79. With the aid of a PowerPoint presentation, Ms Donna Y.P. Tam, DPO/SKIs, briefed Members on the need for the outline zoning plan (OZP), existing land uses, land use planning considerations, general planning intention and proposed land use zonings of the draft OZP as detailed in TPB Paper No. 10713.
- 80. As the presentation from PlanD's representative had been completed, the Chairperson invited questions and comments from Members.
- 81. The Chairperson and some Members raised the following questions:

General Issues

- (a) whether the Mui Wo North area had sufficient infrastructure to support development;
- (b) whether it was appropriate for the boundary of the draft OZP to abut the boundaries of country parks, and whether a buffer should be provided in between;
- (c) how the mismatch between the boundaries of private lots and land use zones should be reconciled;

#### Green Belt

- (d) the justifications for zoning the areas near country park as "Green Belt" ("GB") instead of some more restrictive conservation zonings;
- (e) whether the development rights of the private lots at Butterfly Hill would be affected under the "GB" zoning;

#### Village Type Development/Residential Use

- (f) noting that there was a general shortage of housing land supply in Hong Kong, whether additional land should be reserved for low-density residential development or for development of village houses by indigenous villagers;
- (g) whether the local villagers had been consulted on the boundaries of the proposed "Village Type Development" ("V") zones;
- (h) noting that there were some individual sites zoned "Residential (Group C)" ("R(C)"), and some existing village settlements that were not recognised villages but still zoned "V", what the justifications were;

#### Agriculture

(i) whether it was appropriate to zone most of the scattered patches of abandoned agricultural land as shown on Plan 5 of the Paper as "GB";

#### Open Space and Recreation

(j) whether the current zoning for Silver Mine Bay Beach allowed provision of additional facilities in the future to better serve the needs of visitors and promotion of Mui Wo as a tourist destination;

(k) a strip of "GB" zone was sandwiched between the two "Recreation" ("REC") zones occupied by the Hong Kong Playground Association Jockey Club Silvermine Bay Camp (HKPA Camp) and the Methodist Retreat Centre (MRC), and whether it could be incorporated into the "REC" zones;

#### Conservation

(l) according to the Environmental Impact Assessment for the Drainage Services Department (DSD)'s Drainage Improvement Works in Mui Wo, Romer's Tree Frogs were found in the Silvermine Cave in Mui Wo. In that regard, whether the OZP could provide safeguard to the sensitive environment near Silvermine Cave;

#### Archaeological Interest

(m) whether the Government had any plans to carry out archaeological study at the sites of archaeological interest (SAIs) in the Mui Wo North area; and

#### Permitted Burial Grounds

- (n) whether the permitted burial grounds within the "GB" zone would be expanded.
- 82. In response, Ms Donna Y.P. Tam, DPO/SKIs, made the following main points with the aid of some PowerPoint slides and the visualiser:

#### General Issues

(a) the Mui Wo North area was largely bounded by country parks and comprised rich natural habitats and was served by limited infrastructure, therefore it was necessary to control the development within the area to avoid causing adverse impact on the environment and to maintain the unique natural and rural character and cultural heritage of the area.

Large-scale development was not recommended for the area. With the publication of the draft Development Permission Area (DPA) Plan covering the area under the Town Planning Ordinance (TPO), all new developments/redevelopments within the area would be subject to statutory planning control. Under the provision of the draft Mui Wo North DPA Plan, planning permission from the Town Planning Board (the Board) was required for most developments/redevelopments within the area. Upon gazettal of the draft OZP, all new developments must conform to the provision of the draft OZP and obtain planning permission, if required, from the Board in accordance with the draft OZP:

- (b) Lautau was mostly covered by country parks and major development areas were already covered by statutory town plans. It was the intention to put the remaining areas such as Mui Wo North under statutory planning control to avoid uncontrolled development which might affect the natural environment of the remaining areas. The Mui Wo North area was bounded by Lantau North (Extension) Country Park and Lantau North Country Park to the north. The planning scheme boundary of the Mui Wo North area would be abutting the boundary of the two country parks seamlessly with no left over areas which were not covered by either country parks or statutory plans. Areas in close proximity to the country parks would be zoned "GB" to provide a buffer from the existing and potential developments, within which there would be a presumption against developments;
- in drawing up zoning boundaries, various considerations had been taken into account such as planning intentions, local character, existing land uses, existing physical features, topography, and land use compatibility, etc. In general, land ownership pattern was only one of the factors considered. In fact, in many cases, land use zoning boundaries did not follow the boundaries of private lots;

#### Green Belt

- (d) the area adjoining the country parks generally consisted of woodland and shrubland. The Director of Agriculture, Fisheries and Conservation (DAFC) had been consulted on the conservation value of those areas and it was considered that the "GB" zoning was appropriate as habitats of similar nature elsewhere on Lantau were also zoned "GB":
- the area near Butterfly Hill mainly consisted of woodland. Majority of (e) the woodland area was covered by a private lot. According to information from the Lands Department (LandsD), the development right of the private lot could not be ascertained. As for the existing domestic buildings/structures along the southern fringe of the Butterfly Hill, some were domestic structures on government land. According to the covering Notes of the draft OZP, no action was required to make any existing domestic buildings/structures conform to the draft OZP. While the area was proposed to be zoned "GB", replacement of an existing domestic building by a New Territories Exempted House (NTEH) was always permitted on land falling within the boundaries of the draft OZP under the covering Notes of the draft OZP. However, for house development other than NTEH, planning permission from the Board would be required;

#### Village Type Development/Residential Use

- (f) the planning intention of the "V" zone was primarily to reflect the existing recognised villages as well as other village settlements. Due to the natural and rural character of the area and the limitation on infrastructural capacity, large-scale residential development in the area was not recommended;
- (g) in drawing up the boundaries of the proposed "V" zones for recognised villages, the 10-year Small House demand forecast estimated by relevant

Rural Committees/Indigenous Inhabitant Representatives provided by LandsD had been taken into account among other factors, such as the village 'environs', the area of the existing village clusters, the number of approved and outstanding Small House Applications and the topography. There was sufficient land available for Small House development in the recognised villages to meet the Small House demand. Upon agreement by the Board, the relevant Rural Committee would be consulted on the draft OZP. PlanD would report the views collected as well as any proposed revisions to the draft OZP to the Board before it was gazetted under section 5 of the TPO for public inspection. For the existing village settlements that were not recognised villages, the "V" zones generally reflected the existing village clusters and no additional land was reserved for their expansion;

(h) while replacement of an existing domestic building by a NTEH was always permitted on land covered by the draft OZP, the "R(C)" zone on the draft OZP mainly reflected the existing domestic buildings/structures on lots with building entitlement under the lease;

#### *Agriculture*

(i) Plan 5 of the Paper showed the existing land uses of the area, including active and abandoned farmland. The proposed "Agriculture" ("AGR") zone covered the clusters of some existing farmland under active cultivation, as well as abandoned farmland which possessed potential for agricultural rehabilitation in the vicinity of villages. In that regard, DAFC had been consulted and had no adverse comment on the proposed land use zonings including "AGR" and "GB". Besides, 'agricultural use' was always permitted in the "GB" zone and it was not necessary to zone all patches of scattered abandoned agricultural land as "AGR";

#### Open Space and Recreation

- (j) Mui Wo North area was surrounded by country parks and the overall planning objective of the area was to preserve the natural environment and the rural ambiance. There was no plan for any major development in the area. The Silver Mine Bay Beach and some nearby areas were zoned "Open Space" ("O") and improvement works had been carried out to improve the public facilities near the beach, and there was scope to provide additional facilities in support of the leisure and recreational uses in the area within the "O" zone in accordance with the Notes of the draft OZP;
- (k) with the planning intention to preserve the existing natural environment of the area, the current zonings were mainly to reflect the existing developments in the area and the "REC" zones covered the HKPA Camp and MRC. Some scattered domestic structures were found within the "GB" zone sandwiched between the two "REC" zones. Therefore "REC" zone was not proposed to cover the in-between area;

#### Conservation

(l) while the Silvermine Cave fell outside the boundary of the subject draft OZP, there were records of Romer's Tree Frogs at marshes and woodland edge near Butterfly Hill in the vicinity of Mang Tong. DAFC had been consulted in that regard and advised that as the marshes and estuaries of Wang Tong River was located in close proximity to the developed areas, the "GB" zone was appropriate and sufficient to protect the environment and ecology of that area;

#### Archaeological Interest

(m) there were four areas in Mui Wo North that were identified as SAIs. Major developments at or near those SAIs were not anticipated. It should be noted that SAI was not a type of land use zoning. Notwithstanding this, taking into account the advice given by the Antiquities and Monuments Office (AMO), the information related to the SAIs was included in the Explanatory Statement of the draft OZP. In the future, if there was any development at site falling within the SAIs, the relevant government departments/private developer might need to carry out archaeological impact assessment, as required by the AMO. Most of the proposed zonings on the draft OZP were not intended for large-scale development. For example, the "GB" zone, which covered majority of area on the draft OZP, had a presumption against development and excavation works within the "GB" zone, except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works, required planning permission from the Board. As such, there was sufficient safeguard provided for protection of those SAIs; and

#### Permitted Burial Grounds

- (n) to respect local ritual and tradition, the Home Affairs Department had designated a number of permitted burial grounds in the New Territories intended for burial of deceased indigenous villagers. Any burial activities should be confined within the designated burial grounds. If the permitted burial grounds located in the "GB" zone had to be expanded in the future, planning permission from the Board would be required.
- 83. In response to the Chairperson's request, Mr Alan K.L. Lo, Assistant Director (Regional 3), LandsD, said under the prevailing policy, indigenous villagers could apply to develop Small Houses within the 'village environs' of recognised villages and LandsD would process each application for Small House development based on its merits.
- 84. The Chairperson remarked that the overarching principle of "Development in the North; Conservation for the South" embraced by the Sustainable Lantau Blueprint should be uphold. Developments in the area were not encouraged and proposed zonings should primarily reflect the existing situation. However, PlanD might consider fine-tuning and rationalising the boundaries of the "REC" and "V" zones as land use zonings on OZP were intended to be

broad-brush in nature. Ms Donna Y.P. Tam, DPO/SKIs, said that PlanD would consider all comments made by Members as well as views collected in the upcoming consultations, and review the zoning boundaries of various zones and, where appropriate, propose revisions for the Board's consideration.

#### 85. After deliberation, the Board agreed that:

- (a) the draft Mui Wo North OZP No. S/I-MWN/C together with its Notes was suitable for consultation with Islands District Council (IsDC) and Mui Wo Rural Committee (MWRC);
- (b) the Explanatory Statement (ES) was suitable to serve as an expression of the planning intention and objectives of the Board for the various land use zonings of the draft OZP; and
- (c) the ES was suitable for consultation with IsDC and MWRC together with the draft OZP.

#### **Agenda Item 9**

[Open Meeting]

Draft Sha Lo Wan and San Tau Outline Zoning Plan No. S/I-SLW/C – Preliminary Consideration of a New Plan

(TPB Paper No. 10714)

[The item was conducted in Cantonese.]

#### Presentation and Question Sessions

86. The following representatives of the Planning Department (PlanD) were present at the meeting:

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致	:	規劃署西貢及離島規劃處	₽ 7.
11	•	2018年1日日只及唯一72年10	í

(請於 2021 年 7 月 7 日或之前電郵至 skisdpo@pland.gov.hk 或傳真至 2367 2976)

1. 〈梅窩北分區計劃大綱草圖編號 S/I-MWN/C〉

	2 / 沙···································
	2. 〈沙螺灣及礲頭分區計劃大綱草圖編號 S/I-SLW/C〉
	3. 〈深屈及儆石灣分區計劃大綱草圖編號 S/I-SW/C〉
	4. 〈貝澳坳分區計劃大綱草圖編號 S/I-POA/C〉
我/我們 *	□ 對上述大綱草圖沒有意見。 □ 對上述大綱草圖有以下意見:
	請多関聯(由於文字太为) 2瑟如
*請在適當空村	各內加上"✓"號
姓名	: 黄文藻 簽名 : 老女後
日期	: 電話 :
電郵地址	:

# 梅窩鄉事委員會

# MUI WO RURAL COMMITTEE

本會檔號: MWRC/22 MW/2021/0023

敬啟者:

# 有關「梅窩北分區計劃大綱草圖編號 S/I-MWN/C」

本人就「梅窩北分區計劃大綱草圖編號 S/I-MWN/C」提出意見如下:

#### 1. 咨詢期倉卒

本人認為規劃署包括「梅窩北發展審批地區草圖」咨詢期倉卒,並在農歷年假期、疫情嚴重期間咨詢是不可理解。因此有眾多居民不理解規劃目的及引來負面反映。

#### 2. 漠視鄉民的合理期望

規劃署過往曾提供平面圖(MASTER LAYOUT PLAN)註明土地用途,居民數十年存在對於土地使用的合理期望,由於村民疏於打理清除雜草,規劃署就將土地就由以往咨詢圖則的住宅(丙類)用途、農業用途轉至綠化地帶,用途徹底改變,是當區居民難以接受。

# 3. 缺乏講解資訊,鄉民易誤墮法網

在規劃大綱圖實施前,土地一舉一動已被各個政府部門監察,有時候居民在土地清理雜草修剪樹木,都是居民的平常事,現時就可能招致規劃署的違例發展的檢控。規劃署及相關執法部門,理應在落實前加強講解及提供資訊予鄉民。

# 4. 對鄉村式發展需求缺乏評估

圖則限制興建原居民丁屋之範圍,只佔圖則 2.29%,規劃署並無因應現有村落預留充足土地作建屋之用,包括有天然山坡都不劃入地帶內,村民即使日後聘請專業人士進行加固或承擔維護責任也無法建屋。香港政府鼓勵城鄉共融,儘管新界豁免管制屋宇地面一層可作商業及服務用途,但建屋範圍不足,如何服務服務周邊居民、鄉民達致共融,規劃署應就鄉村式發展予以足夠彈性,做法宜寬,以應付更長遠的社區鄉村發展。

# 5. 擬劃為「綠化地帶」幅員過大

此外,綠化地帶範圍過大,佔圖則 92%共 152.05 公頃,當中存有大量私人 土地。規劃署應增加「農業」用途範圍至 8%以上,以配合近年復耕及有機種 植興起,顧及原居民回村復耕的機會。

# 梅窩鄉事委員會

# MUI WO RURAL COMMITTEE

#### 6. 區內嚴重缺乏社福設施

梅窩主力依賴銀礦灣沙灘優美環境受益,但社區當中缺乏其他多元化的社區設施,包括學校、水上活動中心、社福團體社區服務中心等,根據「可持續大嶼南圖」,梅窩的土地使用應該在保育及社區發展中取得平衡,不是一味將郊野公園以下土地劃為綠化帶,此舉大大限制當區的社區活動發展。

隨著梅窩居屋落成,居民數目將大幅增加,建議規劃署在毗鄰梅窩市中心,預留用地及規劃至「機構、社區政府用途」,包括日後適時建設社區會堂、供非牟利團體使用的社區福利設施、甚至善用梅窩往來中環之便,興建適合香港教育規範之國際學校等。

## 7. 建立多元之康樂旅遊經濟鏈

過往大嶼南面曾規劃有一水上活動中心,多年未見實行。建議例如在銀礦灣沿岸,應加以善用土地及加以推廣,如賽馬會現有營地附近,建設有益社區的靜態休閒活動中心。

城規會委員及規劃署可考慮,如竹仔灣東北面綠化地帶用途(毗連於現擬劃為R(C)3 土地用途周邊範圍)劃為「康樂用途」等土地用途,只要有關發展符合康樂用途相關規劃指引內的技術參數,善用梅窩及竹仔灣的內灣地理優勢,設立水上活動中心推展帆船、獨木等運動,促進水上運動及其周邊產業發展,加強梅窩的多元化康樂旅遊經濟鏈,帶動區內經濟活動,避免過份側重於「渡假酒店式經濟」。亦可加強市民對梅窩自然鄉郊特色理解,長遠對大嶼山南面的生態及及發展有積極作用。

此致

規劃署 西貢及離島規劃專員 譚燕萍女士



梅窩鄉事委員會主席 黄文漢 2021年7月5日

Correspondence related to Small House applications
submitted by local villagers
(via the Mui Wo Rural Committee

during the meeting dated 5.3.2021)

話 Tel: 2852 4232

圖文傳真 Fax:

2850 5104

電郵地址

本署檔號

Our Ref.:

(31) in LD DLO/IS 98/SHA/2011

來函檔號 Your Ref.:

Email:



DISTRICT LANDS OFFICE, ISLANDS LANDS DEPARTMENT 一碼頭道 38 號海港政府大樓十九樓 19/F., HARBOUR BUILDING, 38 PIER ROAD, HONG KONG.

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration,

記錄派遞

李國強先生 周廣輝先生

周先生:

# 申請興建小型屋宇 大嶼山梅窩橫塘村 丈量約份梅窩第 2 約地段第 328 號 A 分段 (電腦記錄編號 IS/2011/00108)

就你的小型屋宇申請,本處已諮詢離島測量處(下稱"該處")。

該處表示,根據該處於二零一四年十月二十一日及十一月七日在土地註冊處 透過綜合註冊資訊系統進行的查冊,土地界線圖第-LBP/IS/061/0167/D2-號尚未註冊。

請你在本信發出日期起計三個月內解決有關事宜,否則本處會視作你已無意 繼續辦理申請,而你的申請將會被撤銷,日後你須重新遞交申請書。

如對本信內容有不明白之處,請致電與本信代行人或致電 2852 4234 與本 處 謝先生聯絡。

離島地政專員

(梁樂偉

代行)

-四年十一月二十七日



## 地政總署 離島地政療 DISTRICT LANDS OFFICE, ISLANDS LANDS DEPARTMENT --

Please quote our reference in reply (回覆時請列明本處檔號)

. 酷 Tel:

2852 4271

圖文傳真 Fax:

2850 5104

本處檔號 Our Ref: (2) in DLO/IS 98/SHA/2011

來函檔號 Your Ref:

周廣輝



周先生:

## <u>有關申請於梅窩橫塘村興建小型</u>屋宇之事宜

本處已於\_二〇一一年十二月二十日收到你的小型屋宇申請表 格。

你的申請將會列入本處的小型屋宇申請名單內,而本處會按照接獲 申請表日期次序處理,本處會另函通知你有關資料或情況。

如欲進一步查詢關於你的申請,請致電 2852 4259 與地政主任 鐘亮恒 先生/女士聯絡。

離島地政專員



(朱淑賢

代行)

二〇一一年十二月二十一日

香港統一碼頭道 38 號海港政府大樓十九樓

19/F., Harbour Buliding, 38 Pier Road, Hong Kong

Tel: 話

2852 4232

圖文傳真 Fax: 2850 5104

電郵地址

Email:

(140) in LD DLO/IS 2/SHA/2010

本署檔號 來函檔號 Your Ref.:

MORREE

Our Ref.:

覆函請註明本署檔號

Please quote our reference in response to this letter.



地政總署 雕島地政處 DISTRICT LANDS OFFICE, ISLANDS LANDS DEPARTMENT 香港統一碼頭道 38 號海港政府大樓十九樓 19/F., HARBOUR BUILDING 38 PIER ROAD, HONG KONG.

我們矢志努力不懈,提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration.

掛號郵件

李國強先生 轉交 周子淵先生

敬啟者:

# 有關小型屋宇申請 大嶼山梅窩盲塘村 梅窩丈量約份第2約地段第311號餘段

就上述小型屋宇申請,本處於 2019 年 4 月 18 日收到一份有關的渠務 接駁建議書圖則。渠務署(下稱「該署」)已回覆對該建議書有以下意見:

- (a) 污水/雨水尾井應位於地段界線範圍內且接近地段界線的位置。
- (b) 申請人須把擬建的最後集水井(CP2)修改及設計為隔沙井,用 作有關地點流出的徑流的最終排放點。地段業權人應定期為隔 沙井進行疏浚工作,以免沙、粉土、水泥質物料或其他物件流 入現有的雨水排放系統。
- (c) 申請人應提供顯示下游排水渠道接駁詳情的縱向及橫向切面詳 情,包括封蓋水平、管道內底水平(輸入及輸出)、存水隔氣 彎管內底水平、喉管尺寸、物料、定線,以及擬建尾井/隔沙 井至現有政府排水系統之間的下斜坡度,以供該署給予意見。
- (d) 圖則所示的現有集水井並非由渠務署負責保養。申請人應就擬 議的接駁安排徵求相關人士的同意。

本信息及任何附件只供收件人使用,而其中可能載有機密及/或屬法律特權的資料。敬請注意,未獲許可,不得擅自披露或使用本信息。倘本信息誤傳給你,請立即通知本署,並刪除或績毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。 This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising

from the use of this information is excluded.



離場地方成 DISTRICT LANDS OFFICE, ISLANDS LANDS DEPARTMENT

香港統一碼頭道 38 號海港政府大模十九樓 19/F.; HABOUR BUILDING, 38 PIER ROAD, HONG KONG.

我們矢志努力不懈,提供盡養盡美的土地行政服務。

We strive to achieve excellence in land administration.

1 話

2852 4271

圖文傳真

Tel: Fax:

2850 5104

電郵地址

Email:

gendlois@landsd.gov.hk

本署檔號

Our Ref.:

(2) in LD DLO/IS 4/CPT/2015

來函檔號

Your Ref.

覆函請註明本署檔號

Please quote our reference in response to this letter.

轉交鄒俊偉先生

Lot 328, Section C. DD2. Mai Wo, Lantau

鄒先生:

## 申請興建小型屋宇

本處已於 二〇一五年 二月四日收到你的小型屋宇申請表格。

你的申請將會列入本處的小型屋宇申請名單內,而本處會按照接獲申請表日 期次序處理,本處會另函通知你有關資料或情況。

如欲進一步查詢關於你的申請,請致電 <u>2852 4232</u> 與地政主任<u>梁樂偉先生</u>聯絡。

離島地政專員

(朱淑賢 未 淑 夏 代行)

二〇一五年二月九日



Prudential Surveyors International Limited 測建行有限公司

28th June 2021

Your Ref .: -

Our Ref.: 2021/(PSIL)PWMWRD/PSIL/PLAND/L01

By Post and Email (rylsiu@pland.gov.hk)
Sai Kung & Islands District Planning Office,
Planning Department,
15/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, New Territories

Attn: Mr. SIU Yee-lin, Richard

Dear Mr. SIU,

RE: Objection and Proposed Amendments to Preliminary Draft Mui Wo North Outline Zoning Plan (No. S/I-MWN/C)

1. On behalf of the landowner of Lot Nos. 94, 95, 565, 609 and 610 (the Landowner) in Demarcation District 2 Mui Wo (Northern Butterfly Hill Site/ the Site), we, Prudential Surveyor International Limited (PSIL/ the Consultant), hereby write to **submit objection** to the Draft Mui Wo Outline Zoning Plan No. S/I-MWN/C as per TPB Paper No. 10713 (the Preliminary Draft OZP). This objection letter also **proposes alternative proposals** to the Preliminary Draft OZP.

#### **Background**

- 2. With reference to the meeting held on 3<sup>rd</sup> June 2021 between Planning Department (PlanD) and the Consultant, PlanD suggested that stakeholders should provide a written submission to PlanD to express view on the Preliminary Draft OZP. This objection letter is therefore formulated to serve the same purpose.
- 3. This objection letter is to describe and demonstrate the established development right of the Landowner, his long ago development intention of the Site, and subsequently to explain how the potential zoning of "Green Belt" in the Preliminary Draft OZP has limited the Landowner's intended contribution to the society by the Landowner as well as its infringement upon the established development right. Three alternative amendment options to the Preliminary Draft OZP are then proposed with justifications for consideration by Planning Department and the Town Planning Board (the TPB) [Enclosure 1, 2 & 3 respectively].

#### Context and the Landowner's Development Intention

Site and Development Context

4. The Site is located in the northern end of the Butterfly Hill in Mui Wo and accessible only by footpath. It is situated in rural environs with a mixture of residential and recreational uses and surrounded by cultural and natural resources. Existing residential developments with different development intensities can be found in the vicinity, such as low-rise, low-density domestic









structures to the east and public housing of about 13 to 16-storey to the further south. To the north-west of the Site is a "REC" zone as per Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF-10, with Island Nature Heritage Trail – Mui Wo Section runs at the periphery of the Site.

5. The Landowner has been planning for developing the Site long ago before the formulation of the Preliminary Draft OZP. The relevant Governmental Departments are also aware of this development intention since year 2017 as the Landowner had applied for site formation works to the Buildings Department beforehand.

## Land Context and the Established Development Right

- 6. The Site comprises private lots, namely Lot Nos. 94, 95, 565, 609 and 610 in DD2 MW. With reference to the Deed of Rectification and Confirmation [Enclosure 4a] dated 10.6.2019, which has been duly registered at the Land Registry by M/N No.19062801330015, it is stated that:
  - Lot Nos. 93, 94, 95, 96, 97, 565, 609 and 610 were granted/sold by the Hong Kong Government under the previous Block Crown Lease (now known as Block Government Lease) for valuable consideration.
  - Lot No.565 was sold by Public Auction on 20th October 1939, pursuant to the Hong Kong Government Gazette Notice No.364 (GN364) dated 30<sup>th</sup> April 1934, having an area of 7.17 acre (or 312,325,20 sq.ft).
  - Lot No. 565 is subject to the benefit of the Building Licence No.92 dated 2<sup>nd</sup> April 1940 and the building area is 0.09 acre (or 3,920.40 sq.ft). The legitimacy to the development right of Lot No.565 has been further firmly established with the building license. [Enclosure 4b]
- 7. Given the aforesaid within which the development right is fully established, it is not unreasonable for the Landowner to have <u>a legitimate and reasonable expectation</u> to develop the Site for private interest without additional restrictions.

# Planning Context and the Landowner's Development Intention

- 8. The Site was not covered by any DPA nor OZP before the gazette of the draft Mui Wo North Development Permission Plan (the Draft DPA) on 8<sup>th</sup> January 2021. Being included in the draft DPA means any use or development other than "Agriculture use" would need to seek permission from the TPB under Section 16 of the TPO.
- 9. According to the Preliminary Draft OZP, which is currently under a non-statutory consultation with district council and rural committees, the Site is intended to be zoned into "Green Belt" ("GB") with the planning intention of "general presumption against development within this zone".
- 10. With reference to the concerned TPB Paper No. 10694 and No. 10713, it appears that both papers did not mention the three key aspects of the Site context. Firstly, (a) Lot No. 565 has an existing house built under the Said Licence and sold under GN 364 with which the development right is fully established and demonstrated. Secondly, (b) the Landowner has been planning for developing the Site long ago with Government record to support, not to mention that the Site is

used for human habitation for the past 80 years and not for natural habitats. Thirdly, (c) the Landowner was never consulted nor aware of the Preliminary Draft OZP before it was made public. As such, both of the TPB papers seem lacking sufficient provision of such information to the Town Planning Board prior to the promulgation of the Preliminary Draft OZP, thereby having created a doubt on whether the above site context have been taken into consideration when formulating the Preliminary Draft OZP.

# Reasons of Objection to the Potential Zoning of the Site into "Green Belt" Zone

Infringement of the Landowner's Legitimate and Reasonable Development Right

- 11. Checking against the Master Schedule of Notes of "Green Belt" ("GB") Zone on the TPB website, the Schedule of Notes for "Green Belt" zone under the Preliminary Draft OZP is more stringent, appears to be limiting the possible use of this zone by excluding some of the Column 2 uses in the original Master Schedule of Notes, such as 'Golf Course' and 'Public Vehicle Park', and in particular residential use as 'Flat'. [Enclosure 5] Furthermore, per the Preliminary Draft OZP, one may argue the existing domestic structure at the Site can be replaced by New Territories Exempted House (NTEH) and the development right can still be maintained. However, since 'House' is within Column 2 use, for any building envelope larger than the specified dimension of NTEH, Section 16 planning application is still required, which will create unnecessary statutory processing hurdles. If being zoned residential in general, the degree of flexibility can therefore be greater. The proposed "GB" zone substantially reduces the Landowner's possibility of realizing the intention to develop the Site into a residential development, in which infringe upon the legitimate and reasonable development right of the Landowner.
- 12. The above statement is not unsupported without grounds. Citing the case of the Court of Final Appeal (CFA) [Hysan Development Co. Ltd. and others v Town Planning Board FACV21/2015] on 26<sup>th</sup> September 2016, it was concluded that planning restrictions imposed by the TPB would be deemed as encroachment upon a landowner's development right. Again, in our case, by being zoned into "Green Belt", any developments would require planning permission from the TPB either in the forms of Section 12A or Section 16 for uses not within Column 1 or fall outside both Columns. This will cause time-consuming and unreasonable hurdles to certain extent and could undermine the development right of the Landowner. Ultimately, if such planning permission is not granted by the TPB, this would infringe upon the Landowner's legitimate and reasonable right to realize the potential of the Site.
- 13. In addition, per the view of the Landowner's Solicitor (the Solicitor's view), "under human right legislations, it would be grossly unfair and unjustifiable for Planning Department/ the Town Planning Board (the TPB), under the Town Planning Ordinance (the TPO), to re-zone building or residential lands to green belt lands without compensation to the landowner(s), for conservation purposes, or to disregard the right to live by the people of Hong Kong".
- 14. In view of the above, zoning the Site into "Green Belt" is unwarranted and would infringe upon the Landowner's legitimate and reasonable rights to realize the full potential of the Site.

## Proposed Amendments Options to the Preliminary Draft OZP with Justifications

15. In view of the abovesaid justifications for the objection to the Preliminary Draft OZP, the following three alternative options are being proposed to optimize the development potential of the Site to address the greater public need, while respecting the local context and the surroundings.

Option A: Proposed Amendment to the Site from "Green Belt" ("GB") to "Comprehensive Development Area" ("CDA") [Enclosure 1]

16. In response to the Chief Executive in Council's appeal on contributing private land to ease housing shortage of Hong Kong and benefitting the society at large, Option A is intended to maximize the development potential of this scarce source of private land (i.e. the Site) through developing the Site into a comprehensive residential development under the mechanism of Land Sharing Pilot Scheme (LSPS). Option A has a plot ratio of about 3.6, a site coverage of not more than 26% and a maximum of building height of 20 storeys, excluding 3 storeys of podium. Approximately 1,400 public units and 200 private units together with public infrastructures and G/IC facilities would be provided. The Site is proposed to be zoned as "CDA", but a variation to the development could also be possible by simply excluding the LSPS mechanism in return for a variety of other development and implementation choices.

## Addressing a Greater Housing Need with Invaluable Public Gains via LSPS

- 17. The Site is suitable for the LSPS as it is privately held, meeting the threshold in size and provision of units and does not falling into any of the geographic limits [Enclosure 6] as outlined by the Land Sharing Office. Given this opportunity and the Landowner's willingness to participate, this Site would be ideal for the LSPS and a good opportunity to contribute to society to be a part of Government's multi-pronged strategy to increase land and housing supply in the short-to-medium term. The followings are also of relevance, justifying the Site for the LSPS:
  - With reference to "Hong Kong 2030+ Towards a Planning Vision and Strategy Transcending 2030" (HK2030+) Topical Paper 13 "Environmental Protection and Nature Conservation for Sustainable Growth", the Site does not fall within any of the Environmentally Sensitive Areas nor Ecologically Sensitive Areas. [Enclosure 7] In this regard, developing a LSPS development at the Site would not affect the overall framework of biodiversity enhancement and environmental improvement of the area.
  - There was an established intention on utilising "the underutilised land in the existing Mui Wo township and its fringe areas for upgrading and re-planning of the area" as per Para.3.8 of HK2030+ Preliminary Concepts for the East Lantau Metropolis (HK2030+ ELM). Opposed to that fragmented ownership is one of the local constraints for the area as mentioned in Para 3.26 of HK2030+ ELM, the Intended LSPS Development instead offers a rare development opportunity with a site of considerable size under one consolidated land ownership. This unique opportunity could expedite any future development in the area.
  - Per "Plan 8 Development Constraints of Mui Wo" of HK2030+ ELM, the Site is not fallen within any of the indicated constraint areas (i.e. country park, sites of archaeological interest, potentially hazardous installations site/consultation zone, village environs, burial ground, Silver Mine Bay beach, fungshui woodland and historical building) [Enclosure 8]. In this

- regard, the Site is not subject to any environmental, ecological, land use, local nor infrastructure constraints, and should be better utilised to provide the much-needed housing supplies.
- The Site is also situated along the strategic traffic and transport routes for rail and road corridors according to the "Strategic Traffic and Transport Infrastructure Concept Plan" in HK2030+ ELM, implying the development potential of the Site for addressing a greater public need. [Enclosure 9]
- 18. A concept plan of the Intended LSPS Development is enclosed in **Enclosure 10** and the proposed amendment to the OZP is illustrated in the Proposed Amendment Option A. [Enclosure 1] As regards the scale and size, the Intended LSPS Development is deemed comparable to the site selections of the "Site Formation and Infrastructure Works for Public Housing Developments" of Civil Engineering and Development Department. [Enclosure 11]
- 19. With reference to the Mui Wo North Layout Plan Lantau Island Plan No. L/I-MWN/1B (the Layout Plan), there is a planned future road extension that could be utilized and further extended to connect to the Northern Butterfly Hill Site, which is an effective and efficient use of public resources per the LSPS selection criteria. [Enclosure 12]
- 20. The Landowner has already taken actions accordingly by initiating an enquiry to the Land Sharing Office (LSO), seeking LSO's advice and opinion on the Intended LSPS Development. The submitted enquiry letter to LSO is enclosed in **Enclosure 13.** The Landowner had also sent out letters to the landowners of surrounding lands, inviting their participations in the Intended LSPS Development in order to enlarge the development area hence providing more much needed housings. [**Enclosure 14**]
- 21. The Landowner responds actively to the Chief Executive in Council's appeal on the request of participation in the LSPS and his effort should be well recognized by the Government with well-deserved corresponding and favourable responses. In this connection, enough flexibility should be allowed to take into account the latest development intentions, such as the implementation of the LSPS, echoing with the Way Forward stated in the Sustainable Lantau Blueprint to allow flexibility "in responding to changes while meeting the needs of Hong Kong".
  - <u>Consideration and Efficient Integration into the Surrounding Environment by Future</u> Development
- 22. While responding to the public's aspiration of providing more housing units, the development should be of a good quality. An attractive environment with appropriate development density is one of the essential features. Having a development with a plot ratio of about 3.6 would not set an undesirable precedent as developments within similar physical terrain could be found in exCha Kwo Ling Kaolin Mine Site (CKLKMS). Taking into account the existing high-density, high-rise residential developments at lower levels near CKLKMS (i.e. Sceneway Garden and Laguna City), areas with a maximum plot ratio of 4.5 and a maximum building height ranging from +90mPD to +110mPD in CKLKMS located at a higher level than the surroundings, was proposed by PlanD and approved by the TPB as per Approved Cha Kwo Ling, Yau Tong, Lei Yue Mum Outline Zoning Plan No. S/K15/25. One would argue that the infrastructural capacity of the Site is dissimilar to the CKLKMS. However, it is not true as the technical assessments of the Landowner's proposal should have been discussed/ reviewed and engaged at the outreaching/

public engagement exercises of the previous planning studies (i.e. Preliminary Concepts for the East Lantau Metropolis (ELM) under HK2030+ and Sustainable Lantau Blueprint) of the area when formulating the overarching planning policy. Without having engaged at the first place during the envisioning exercise and assuming the Landowner to hold the burden of proof on the infrastructural capacity for their proposals is per se, 'put the cart before the horse', i.e. illogical.

- 23. The Site at about +60mPD, shares similar physical characteristics of the CKLKMS, that is with a taller hill at about +200mPD to the north. As such, it is not unreasonable of correlating these two scenarios and conclude that Option A with a plot ratio of about 3.6 is compatible by relating to the maximum height in the local context, in which would integrate efficiently with the surroundings. [Enclosure 15]
- 24. Proposed Amendment Option A is the most preferable public/ private option as it could fully optimize the potential of the Site by providing the largest amount of housing units among all the options to ease the housing shortage in Hong Kong, while the Government could enjoy the premium return when carrying out lease modification for construction and development at least for private development case.

Option B: Proposed Amendment to the Site from "Green Belt" (GB") to "Residential Group (C)4" ("R(C)4") [Enclosure 2]

- 25. Option B is intended for low-density and low-intensity residential development, with a plot ratio of 0.8 and a maximum site coverage of 40%. The Site is proposed to be zoned "R(C)4".
  - A Low-Density Residential Development Scheme is Reasonable and Compatible to the Surroundings
- 26. While reviewing other outline zoning plans such as the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 and the Approved Mui Wo Fringe Outline Zoning Plan No. S/I-MWF/10, the proposed "R(C)4" zone to the Site is not unreasonable given that similar or higher plot ratios and site coverages could be found on the southern side of Lantau Island, such as "R(C)1" zone at Cheung Sha with a maximum plot ratio of 0.8 as per the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 to the further south-west of the Site.
- 27. Per Chapter 2 of the Hong Kong Planning Standard and Guidelines, Rural Areas Density Zone of RR3 (RR3) is intended for areas in the peripheral parts of rural townships or other rural development areas or in locations away from existing settlements but with adequate infrastructure and no major landscape or environmental constraints. RR3 has a maximum development plot ratio of 0.75 and a typical total no. of storeys of 3 over car port.
- 28. Checking against the details of RR3, the Site's physical characteristics share the features described. According to the Layout Plan, which was prepared in 1983 and amended in 2015, the Site would be served by a planned road in the future and does not fall within any of the Environmentally Sensitive Areas nor Ecologically Sensitive Areas. Given these circumstances, the proposed "R(C)4" zoning with a plot ratio 0.8 and with a maximum site coverage of 40% is not an unlikely expectation for the Site. A concept plan of the low-density residential development is developed and enclosed in Enclosure 16. The proposed amendment to the Preliminary Draft OZP in response to this proposed low-density residential development is illustrated in the Proposed Amendment Option B.

29. Proposed Amendment Option B is the second most preferable option as it could partially optimize the potential of the Site by providing less amount of housing units when compared to Option A.

Option C: Proposed Amendment to a portion of the Site from "Green Belt" ("GB") to "Residential Group (C)4" ("R(C)4") and the remaining portion to "Recreation" ("REC") [Enclosure 3]

30. Option C is intended for low-impact leisure and recreational uses for public enjoyment with the rural setting while redeveloping safely (taking into account the surrounding slopes) the existing house built within Lot No. 565 in DD2 MW. That is, the Site is proposed to be zoned "R(C)4" while the remaining "REC".

# Portion of Proposed "R(C)4" Zone

Reasonable and Compatible with the Surroundings

- 31. The planning intention of "Green Belt" is unsuitable as it is not respecting the legitimate development right of the Landowner by creating unnecessary hurdles for future developments as outlined in the section of "Reasons of Objection to Potential Zoning of the Site into "Green Belt" Zone" herewith. The proposed "R(C)4" zone is therefore to reflect the actual intended and planned use of the Site while respecting the development right of the Landowner.
- 32. Also, given that the Site's specific form of terrain, site formation works are required for redevelopment. The proposed area being zoned into "R(C)4" would allow certain degree of flexibility for slope works.
- 33. As mentioned in Para. 26, the proposed "R(C)4" zone to the Site is not unreasonable given that similar or higher plot ratios and site coverages could be found on the southern side of Lantau Island, such as public housing to the south of the Site as per Para. 4 (i.e. Ngan Ho Court).

## Portion of Proposed "REC" Zone

In line with Government's Policy of "Sustainable Lantau Blueprint"

34. Under the Sustainable Lantau Blueprint, the Lantau Conservation and Recreation Masterplan (the Masterplan) was formulated in December 2020 to guide conservation and recreation initiatives within the Lantau Island. In particular, through the facelift project, Mui Wo will be reinstated as the gateway with the promotion of leisure and recreation activities. The proposed "REC" zone only for low-impact leisure and recreational uses aligns with the policy.

Compatible with Recreational Uses in the Surroundings

35. The proposed "REC" zone with the intention of promoting low-impact recreational and leisure activities is not unreasonable, given that the tranquil environment within the Site offers opportunities for development of recreation uses like eco-lodge and holiday camp with recreational facilities under a lesser infrastructural requirement. It is compatible with the existing and planned recreation and leisure activities in the locality with the Island Nature Heritage Trail – Mui Wo Section running at the periphery of the Site, the proposed cycle track and mountain bike trail as per "Sustainable Lantau Blueprint", etc.

#### Remarks

36. The proposed mixed zoning proposal on one hand respects the prevailing planning policy while is able to respect the legitimate development right based upon the Building License. However, this is the least preferable option as it could only truly reflect the existing situation without contributing much to the society.

#### Conclusion

Through the above, the Landowner has the established legitimate development right and expressed the intention of redeveloping the Site long ago. The potential zoning of "Green Belt" not only infringes the Landowner's development right, but more importantly limits the contribution to the society for a greater good. Thereby, the three alternative zoning options to the Preliminary Draft OZP are being proposed in the view of benefiting such greater good while respecting the private development right.

The Consultant takes this opportunity to provide the comment to the Preliminary Draft OZP and sincerely hope that PlanD would give due consideration to our proposed amendments with reasons justified in the abovementioned paragraphs. Should you have any enquiries, please feel free to contact the undersigned.

Frank C. L. Wong

Yours faithfully,

**MHKIP** 

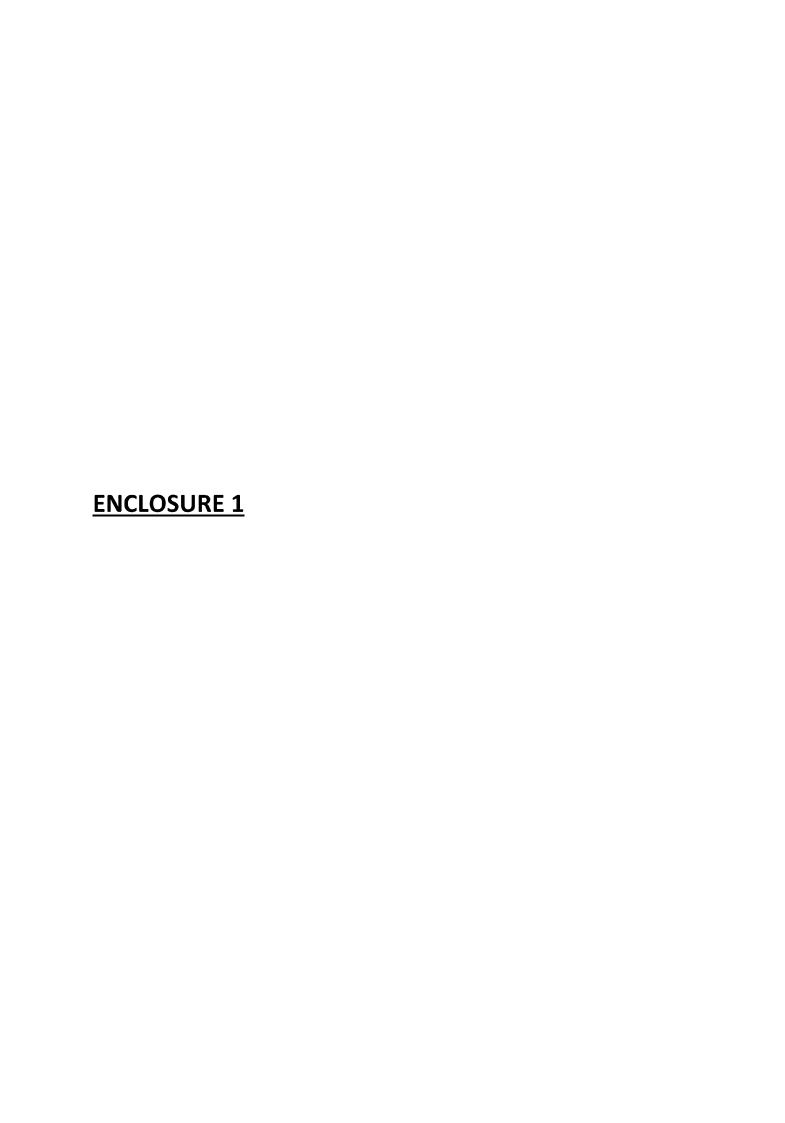
Managing Partner,

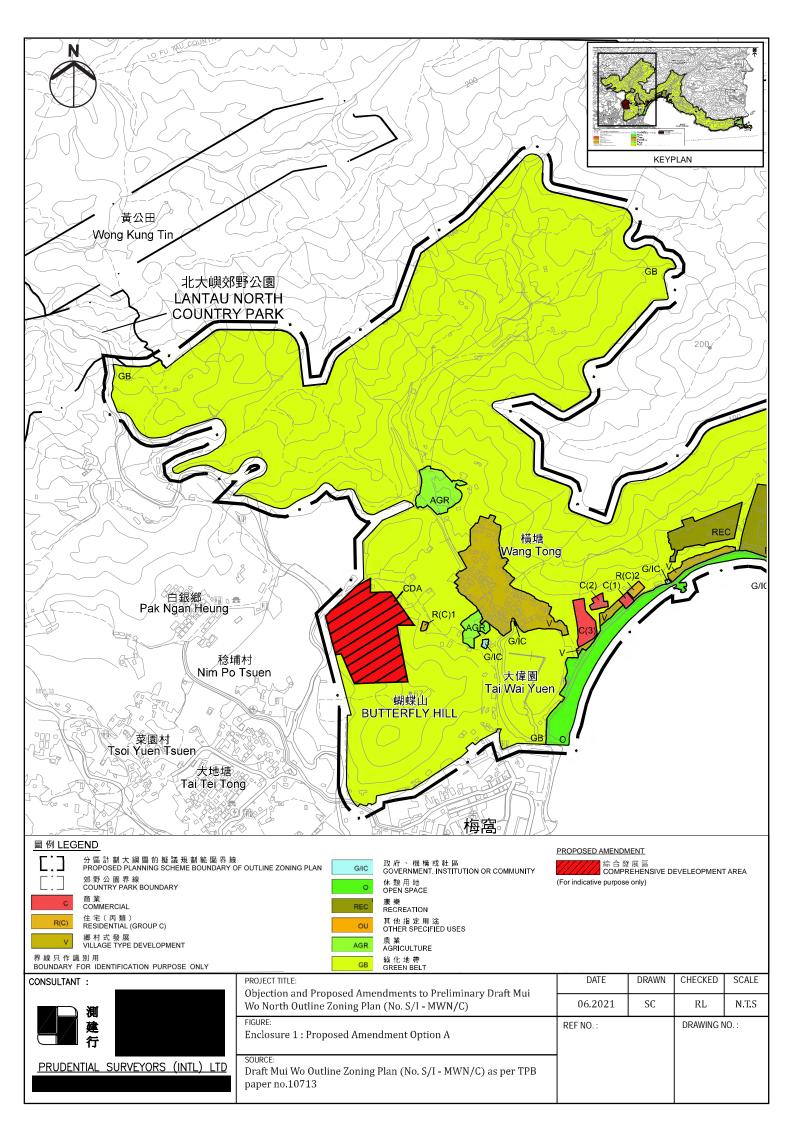
Planning and Development

FW/RL/rl

#### Encl.

- Enclosure 1: Proposed Amendment Option A
- Enclosure 2: Proposed Amendment Option B
- Enclosure 3: Proposed Amendment Option C
- Enclosure 4a: Deed of Rectification and Confirmation
- Enclosure 4b: Copy of a Building License No.92
- Enclosure 5: Comparison between Schedule of Notes of "Green Belt" zone in Master Schedule of Notes and Preliminary Draft OZP
- Enclosure 6: Geographical Limit under Land Sharing Pilot Scheme (Conservation-related Zonings and Areas)
- Enclosure 7: HK2030+ Conceptual Planning Framework for Environmental Protection and Nature Conservation
- Enclosure 8: HK2030+ ELM Development Constraints of Mui Wo
- Enclosure 9: HK2030+ ELM Strategic Traffic and Transport Infrastructure Concept Plan
- Enclosure 10: Concept plan of the Intended LSPS Development
- Enclosure 11: Table of the Site formation and infrastructure works for public housing developments of CEDD
- Enclosure 12: Concept plan of the Intended LSPS Development with possible future road extension
- Enclosure 13: Copy of Enquiry Letter to Land Sharing Office on the Intended LSPS Development
- Enclosure 14: Copy of Letters to Surrounding Landowners on the Joint Participation of LSPS
- Enclosure 15: Similarity between ex-Cha Kwo Ling Kaolin Mine Site (CKLKMS) and Site
- Enclosure 16: Concept plan of the proposed low-density residential development





#### COMPREHENSIVE DEVELOPMENT AREA

# Column 1 Uses always permitted

#### Column 2

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

Ambulance Depot

Commercial Bathhouse/Massage Establishment

**Eating Place** 

**Educational Institution** 

**Exhibition or Convention Hall** 

Flat

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hospital

Hotel

House (other than rebuilding of New Territories

Exempted House or replacement of existing domestic building by New

Territories Exempted House

permitted under the covering Notes )

Information Technology and

**Telecommunications Industries** 

Institutional Use (not elsewhere specified)

Library

Mass Transit Railway Vent Shaft and/or

Other Structure above Ground Level

other than Entrances

Off-course Betting Centre

Office

**Petrol Filling Station** 

Pier

Place of Entertainment

Place of Recreation, Sports or Culture

Private Club

Public Clinic

Public Convenience

**Public Transport Terminus or Station** 

**Public Utility Installation** 

Public Vehicle Park

(excluding container vehicle)

Recyclable Collection Centre

Religious Institution

**Residential Institution** 

Research, Design and Development Centre

School

Shop and Services

Social Welfare Facility

**Training Centre** 

Utility Installation for Private Project



PROJECT TITLE:	DATE	DRAWN	CHECKED	SCALE
Objection and Proposed Amendments to Preliminary Draft Mui Wo North Outline Zoning Plan (No. S/I - MWN/C)	JUN 2021	RL	RT	-
FIGURE: Enclosure 1 : Proposed Amendment Option A	REF NO.:		DRAWING	NO.:

iciosure 1 : Proposed Amendment Opt.

SOURCE:

# **COMPREHENSIVE DEVELOPMENT AREA** (cont'd)

# **Planning Intention**

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
  - (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area:
  - (v) the landscape and urban design proposals within the area;
  - (vi) programmes of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;

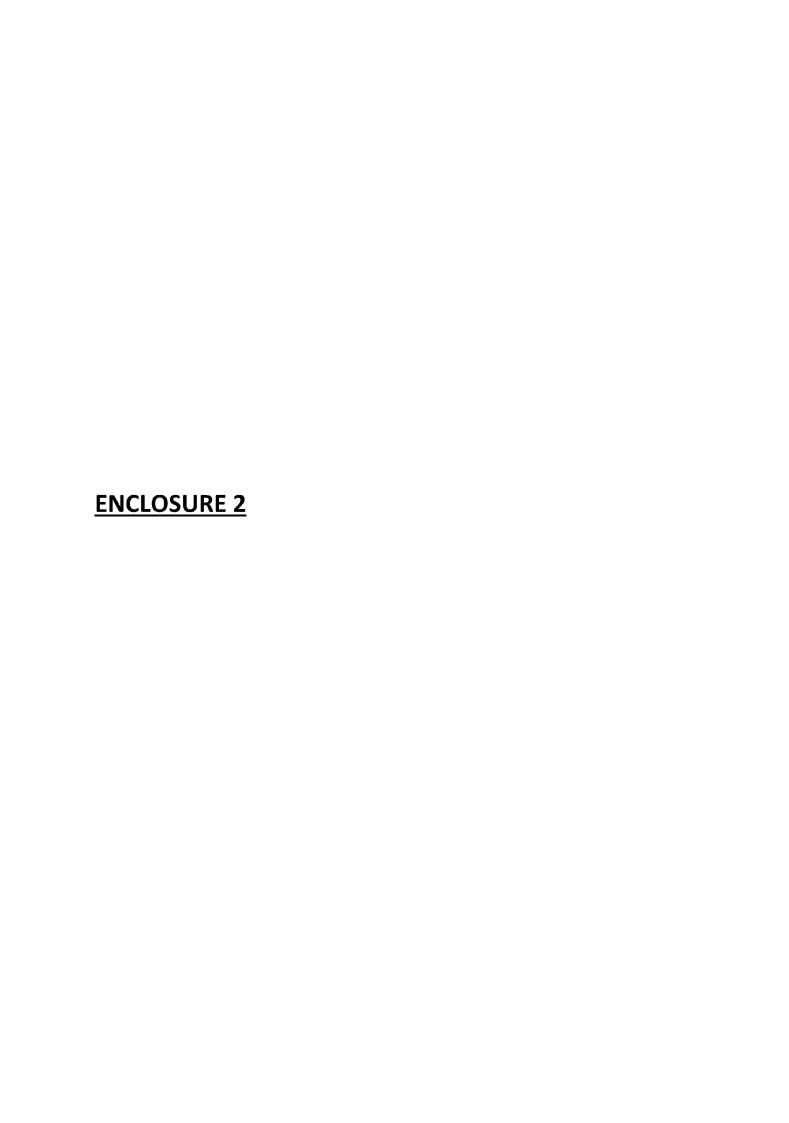
	PROJECT TITLE:	DATE	DRAWN	CHECKED	SCALE
測	Objection and Proposed Amendments to Preliminary Draft Mui Wo North Outline Zoning Plan (No. S/I - MWN/C)	JUN 2021	RL	RT	-
<b>建</b>	FIGURE: Enclosure 1 : Proposed Amendment Option A	REF NO.:		DRAWING	NO.:
PRUDENTIAL SURVEYORS (INTL) LTD	SOURCE:				

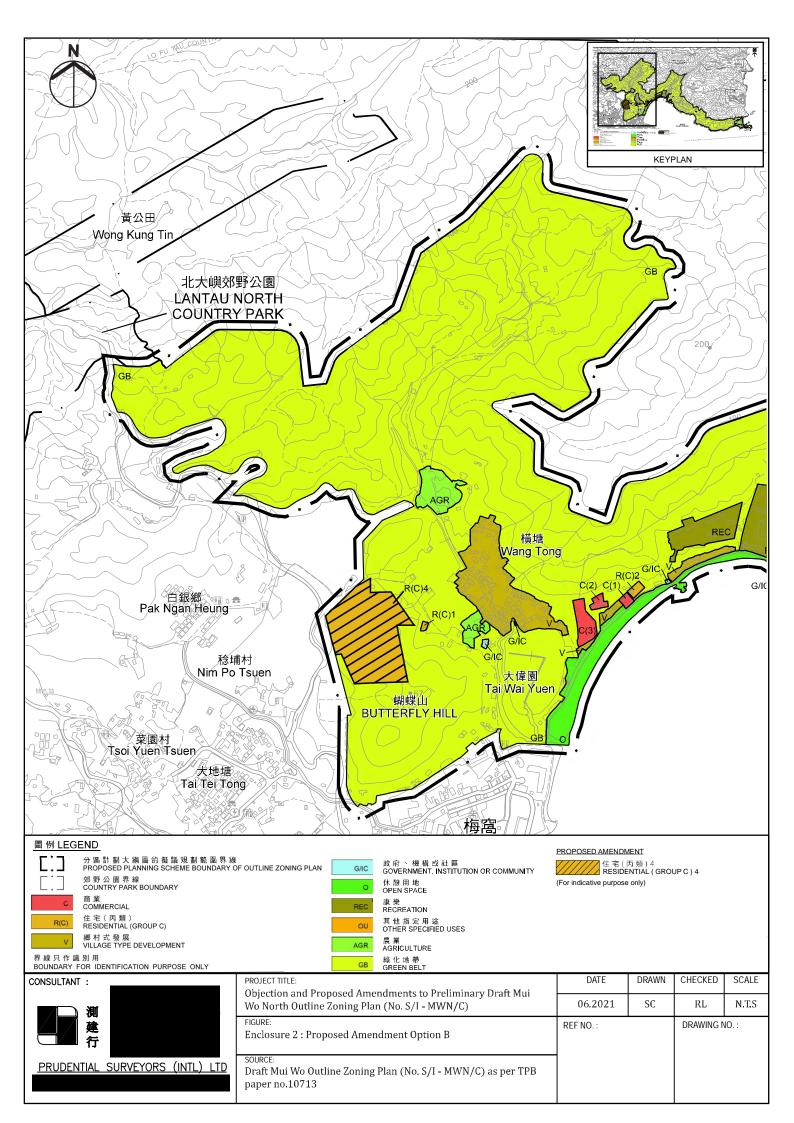
# **COMPREHENSIVE DEVELOPMENT AREA** (cont'd)

## Remarks (cont'd)

- (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (x) such other information as may be required by the Town Planning Board.
- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated "CDA" at the northern part of Butterfly Hill, no new development, or addition, alteration and/ or modification to or redevelopment of an existing building shall result in a total development and/ or redevelopment in excess of a maximum plot ratio of 3.6, a maximum site coverage of 26%, and a maximum building height of 20 storeys, excluding 3 storeys of podium.

	PROJECT TITLE:	DATE	DRAWN	CHECKED	SCALE
測	Objection and Proposed Amendments to Preliminary Draft Mui Wo North Outline Zoning Plan (No. S/I - MWN/C)	JUN 2021	RL	RT	
<b>建</b> 行	FIGURE: Enclosure 1 : Proposed Amendment Option A	REF NO. :		DRAWING NO.:	
PRUDENTIAL SURVEYORS (INTL) LTD	SOURCE:				





# RESIDENTIAL (GROUP C) 4

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

Flat

Government Use (Police Reporting Centre, Post Office only)

House

Utility Installation for Private Project

Ambulance Depot

**Eating Place** 

**Educational Institution** 

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hotel

Institutional Use (not elsewhere specified)

**Petrol Filling Station** 

Place of Recreation, Sports or Culture

Private Club

Public Convenience

**Public Transport Terminus or Station** 

Pubic Utility Installation

Public Vehicle Park

(excluding container vehicle)

Recyclable Collection Centre

Religious Institution Residential Institution

Rural Committee/Village Office

School

Shop and Services Social Welfare Facility

**Training Centre** 

# **Planning Intention**

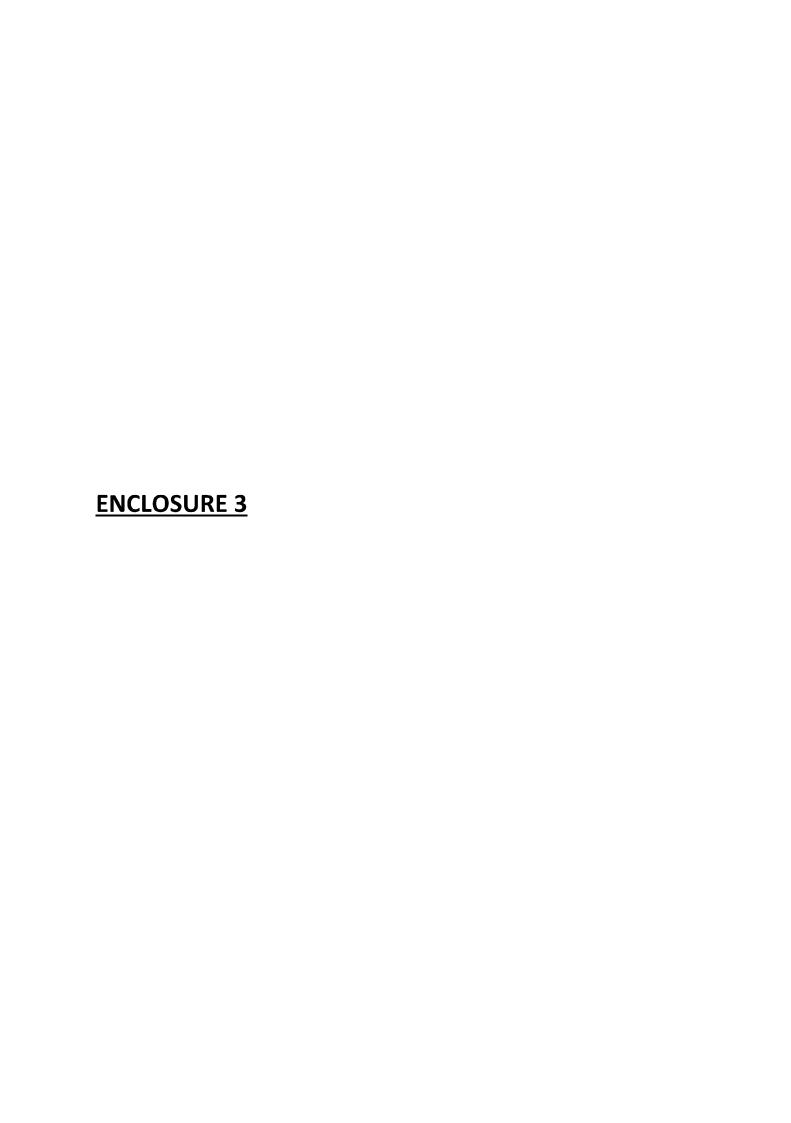
The planning intention of this zone is primarily for low-rise and low-density residential developments.

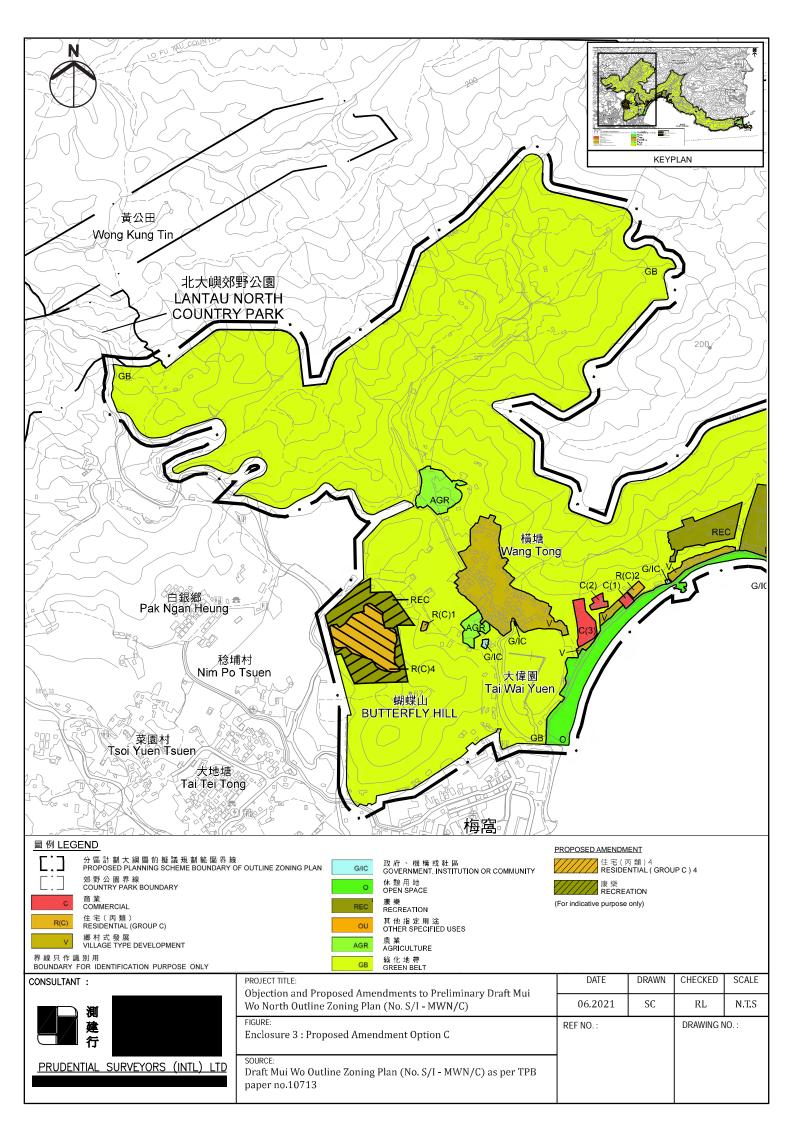
测 测	PROJECT THE: Objection and Proposed Amendment to Preliminary Draft Mui Wo North Outline Zoning Plan (No . S/I - MWN/C)	MAR 2021	RL	RT	- SCALE	
建	FIGURE: Enclosure 2: Proposed Amendment Option B	REF NO. :		DRAWING	NO.:	
PRUDENTIAL SURVEYORS (INTL) LTD	SOURCE:					

# RESIDENTIAL (GROUP C) 4(Cont'd)

- (a) On land designated "Residential (Group C) 4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 3 storeys (including carport), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraphs (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) In determining the maximum site coverage for the purposes of paragraphs (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculation.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) above may be considered by Town Planning Board on application under section 16 of the Town Planning Ordinance.

	PROJECT TITLE: Objection and Proposed Amendment to Preliminary Draft Mui Wo North	DATE	DRAWN	CHECKED	SCALE
測	Outline Zoning Plan (No . S/I - MWN/C)	MAR 2021	RL	RT	
建行	FIGURE: Enclosure 2: Proposed Amendment Option B	REF NO.:		DRAWING	NO. :
PRUDENTIAL SURVEYORS (INTL) LTD	SOURCE:				





## RESIDENTIAL (GROUP C) 4

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

Flat

Government Use (Police Reporting Centre, Post Office only)

House

Utility Installation for Private Project

Ambulance Depot

**Eating Place** 

**Educational Institution** 

Government Refuse Collection Point

Government Use (not elsewhere specified)

Hotel

Institutional Use (not elsewhere specified)

**Petrol Filling Station** 

Place of Recreation, Sports or Culture

Private Club

Public Convenience

**Public Transport Terminus or Station** 

Pubic Utility Installation Public Vehicle Park

(excluding container vehicle)

Recyclable Collection Centre

Religious Institution Residential Institution

Rural Committee/Village Office

School

Shop and Services Social Welfare Facility

**Training Centre** 

# **Planning Intention**

The planning intention of this zone is primarily for low-rise and low-density residential developments.

	PROJECT TITLE: Objection and Proposed Amendments to Preliminary Draft Mui Wo North Outline Zoning Plan (No. S/I - MWN/C)	DATE	DRAWN	CHECKED	SCALE
測		MAR 2021	RL	RT	
建	FIGURE: Enclosure 3: Proposed Amendment Option C	REF NO.:		DRAWING	NO.:
PRUDENTIAL SURVEYORS (INTL) LTD	SOURCE:				

# RESIDENTIAL (GROUP C) 4 (Cont'd)

- (a) On land designated "Residential (Group C)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 3 storeys (including carport), or the plot ratio, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum plot ratio for the purposes of paragraphs (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) In determining the maximum site coverage for the purposes of paragraphs (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, shall be included for calculation.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraphs (a) above may be considered by Town Planning Board on application under section 16 of the Town Planning Ordinance.

	PROJECT TITLE:	DATE	DRAWN	CHECKED	SCALE
測	Objection and Proposed Amendments to Preliminary Draft Mui Wo North Outline Zoning Plan (No. S/1 - MWN/C)	MAR 2021	RL	RT	_
建行	FIGURE: Enclosure 3: Proposed Amendment Option C	REF NO. :		DRAWING NO. :	
PRUDENTIAL SURVEYORS (INTL) LTD	SOURCE:				

## **RECREATION**

Column 1 Uses always permitted

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

Agricultural Use

Barbecue Spot

Field Study/Education/Visitor Centre

Government Use (Police

Reporting Centre only)

Holiday Camp

On-Farm Domestic Structure

Picnic Area

Place of Recreation, Sports or Culture

**Public Convenience** 

Tent Camping Ground

Animal Boarding Establishment

Broadcasting, Television and/or Film Studio

Eating Place

Flat

Government Refuse Collection Point

Government Use (not elsewhere specified)

House (other than rebuilding of New

Territories Exempted House or replacement of existing domestic

building by New Territories

Exempted House permitted under

the covering Notes)

Place of Entertainment

Private Club

Public Utility Installation

**Religious Institution** 

Residential Institution

Shop and Services

Utility Installation for Private Project

## **Planning Intention**

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

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 PROJECT TITLE:	DATE	DRAWN	CHECKED	SCALE
Objection and Proposed Amendments to Draft Mui Wo North Outline Zoning Plan (No. S/I - MWN/C)	MAR 2021	RL	RT	-
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Enclosure 3: Proposed Amendment Option C			ı	

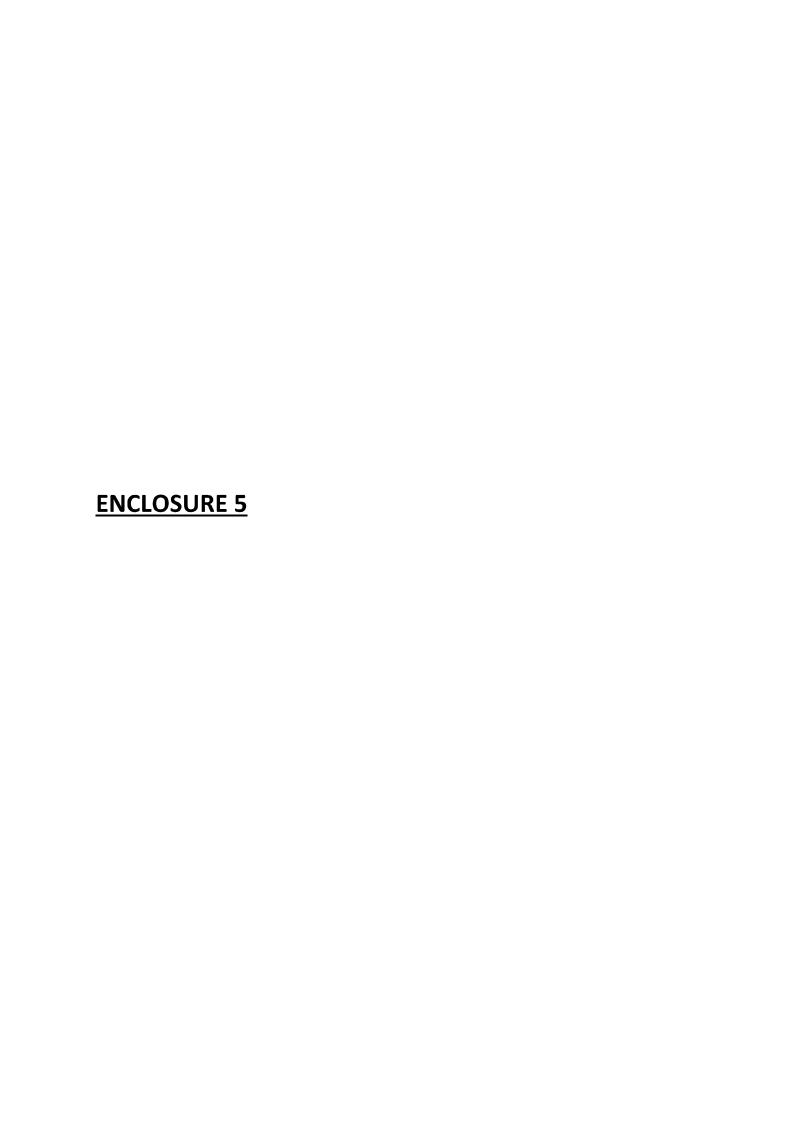
SOURCE:

Town Planning Board Paper No. 10713

# **RECREATION** (cont'd)

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys (6m), or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) No residential development shall result in a total development in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as plant room and caretaker's office, provide such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

	PROJECT TITLE:	DATE	DRAWN	CHECKED	SCALE	l
<b>沙</b>	Objection and Proposed Amendments to Draft Mui Wo North Outline Zoning Plan (No. S/I - MWN/C)	MAR 2021	RL	RT	-	
建行	FIGURE: Enclosure 3: Proposed Amendment Option C	REF NO.:		DRAWING	NO.:	
PRUDENTIAL SURVEYORS (INTL) LTD	SOURCE: Town Planning Board Paper No. 10713					



# GREEN BELT

Uses always permitted Column 1

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

Agricultural Use Barbecue Spot\* Country Park\*\*

Broadcasting, Television and/or Film Studio Animal Boarding Establishment Burial Ground\*

Cable Car Route and Terminal Building\* Government Use (Police Reporting

Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre

On-Farm Domestic Structure

Centre only)

Nature Reserve Nature Trail Picnic Area

Government Use (not elsewhere specified) Government Refuse Collection Point Golf Course\*

Wild Animals Protection Area

Feat Camping Ground Public Convenience

House\* (other than rebuilding of New Territories Helicopter Landing Pad\* Holiday Camp

Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the

covering Notes +)

Marine Fuelling Station\*

Other Structure above Ground Level Mass Transit Railway Vent Shaft and or other than Entrances\*

Petrol Filling Station

Place of Recreation, Sports or Culture Public Transport Terminus or Station

Public Utility Installation Public Vehicle Park

(excluding container vehicle)

and/or Radio Transmitter Installation Radar. Telecommunications Electronic Microwave Repeater, Television

Residential Institution Religious Institution

Rural Committee/Village Office\*

Social Welfare Facility Utility Installation for Private Project

\* Add where appropriate

- \*\* Also add where appropriate but, if added, country park should be marked with \* and the following remark should be added:
  - \* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.
- + The remarks in brackets to be added in rural OZPs only

Schedule of Notes of "Green Belt" zoning in Master Schedule of Notes

S/I-MWN/C

# GREEN BELT

Uses always permitted Column 1

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

Animal Boarding Establishment

Columbarium (within a Religious Institution or extension of existing Columbarium only) Broadcasting, Television and/or Film Studio Burial Ground

Government Use (Police Reporting

Agricultural Use

Barbecue Spot

Centre only)

Nature Reserve

Nature Trail Picnic Area

Crematorium (within a Religious Institution or

extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point

Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp

Wild Animals Protection Area

Tent Camping Ground Public Convenience

On-Farm Domestic Structure

Exempted House or replacement of House (other than rebuilding of New Territories

domestic building by New Territories Exempted House permitted under the covering Notes) existing

Radar, Telecommunications Electronic Place of Recreation, Sports or Culture Microwave Repeater, Television Public Utility Installation

Rural Committee Village Office Residential Institution Religious Institution

and/or Radio Transmitter Installation

Objection and Proposed Amendments to Preliminary Draft Mui Wo North Outline

CONTRACT NO.& TITLE

Zoning Plan (No. S/1 - MWN/C)

School

Social Welfare Facility Service Reservoir

Utility Installation for Private Project

Enclosure 5: Comparison between Schedule Schedule of Note and Preliminary Draft OZP

SKETCH TITLE

of Notes of "Green Belt"zone in Master

in Preliminary Draft OZP (No S/I-MWN/C) Uses not included

N.T.S.

SKETCH NO.

CONSULTANT:

JUNE 2021

CALE

묎 R

굺

HECKED SAWN

EF.DRG.NO.

REPARED

Preliminary Draft OZP (No. S/I-MWN/C)

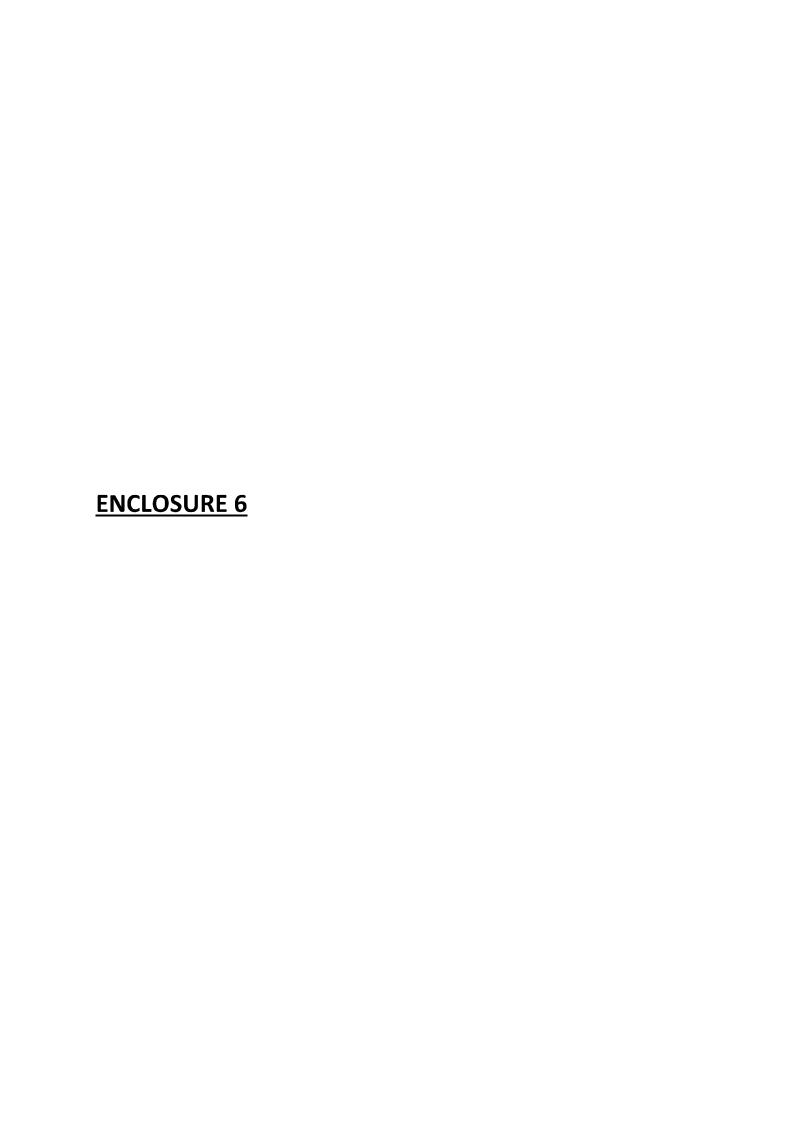
Master Schedule of Note of "GB"

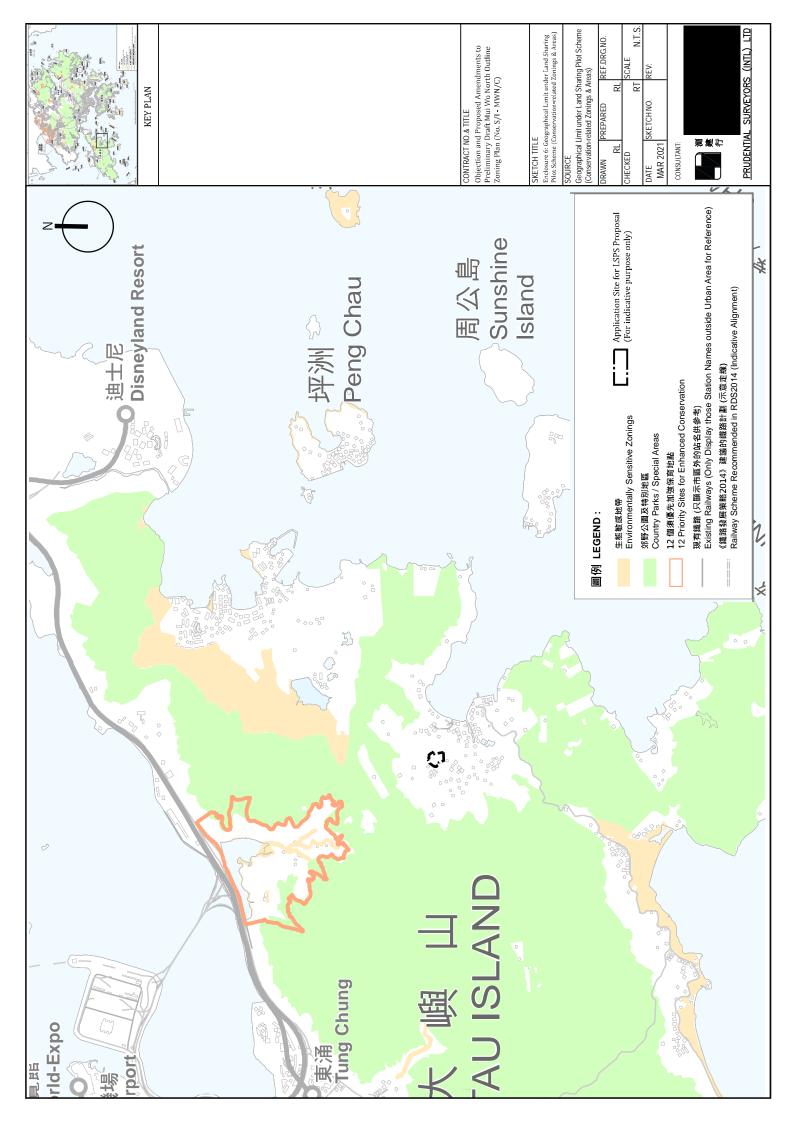
Preliminary Draft Mui Wo North Outline Zoning Plan Schedule of Notes of "Green Belt" zoning in (No. S/I-MWN/C)

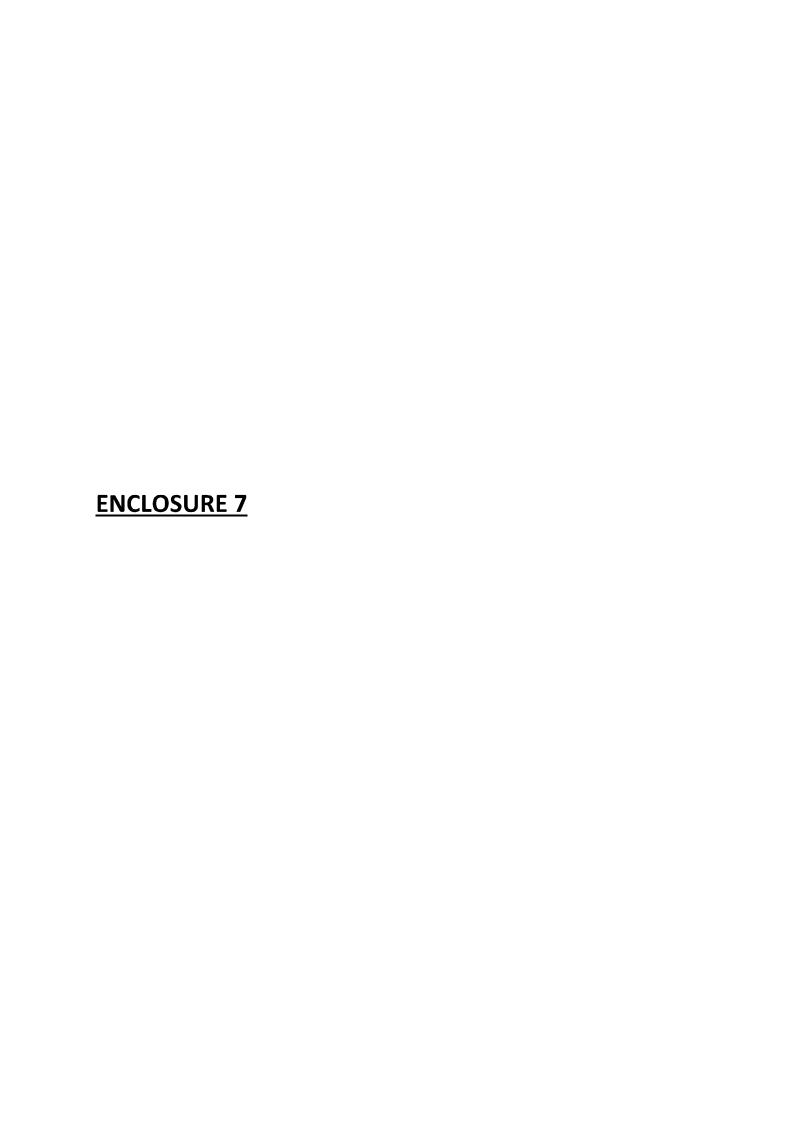


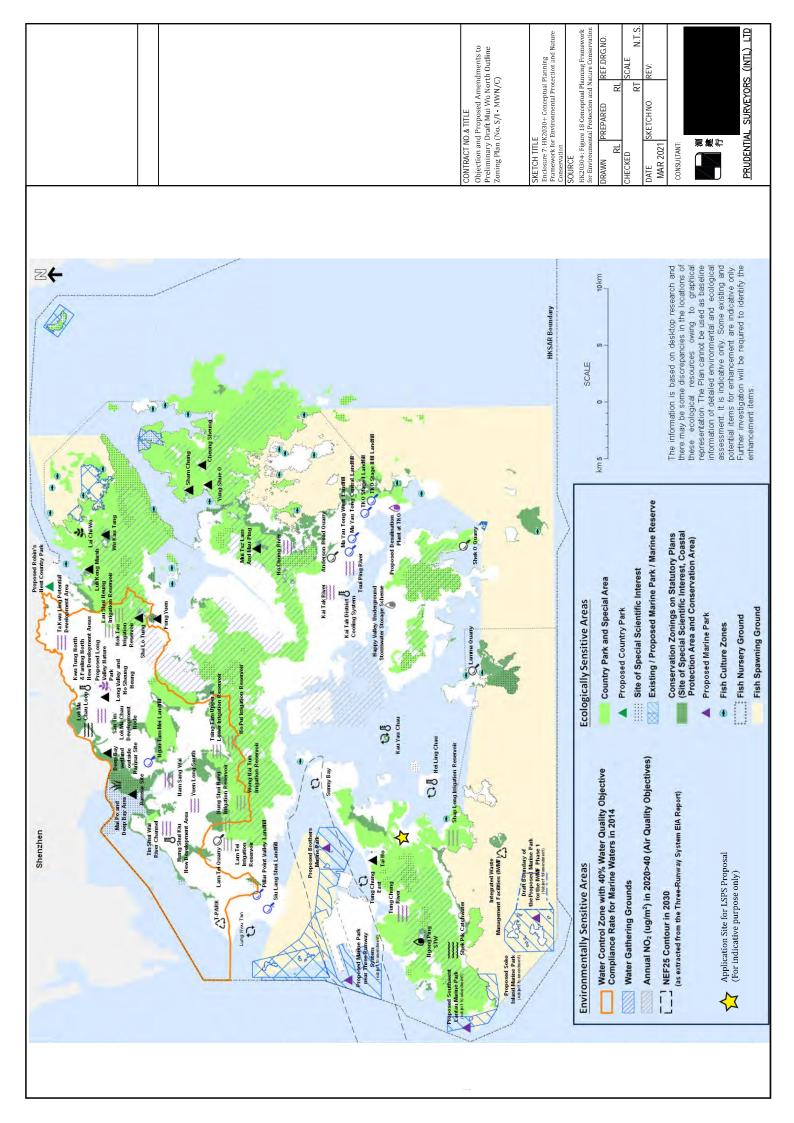
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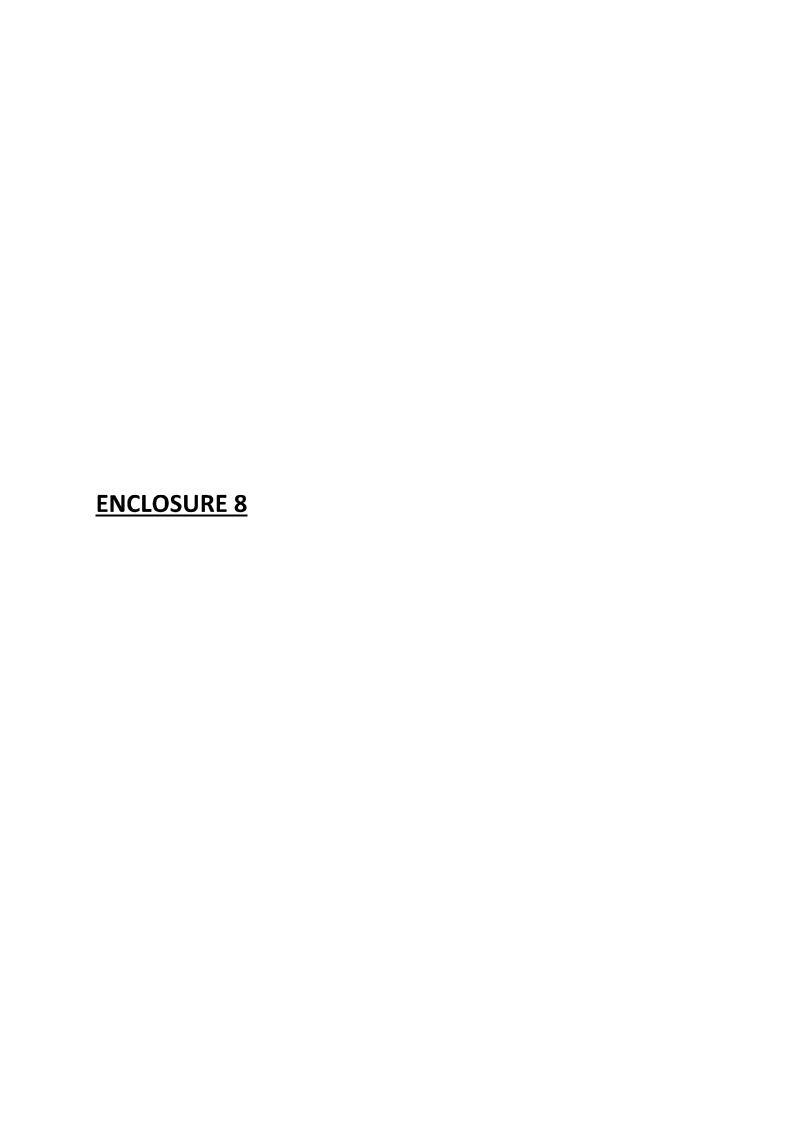
PRUDENTIAL SURVEYORS (INTL) LTD

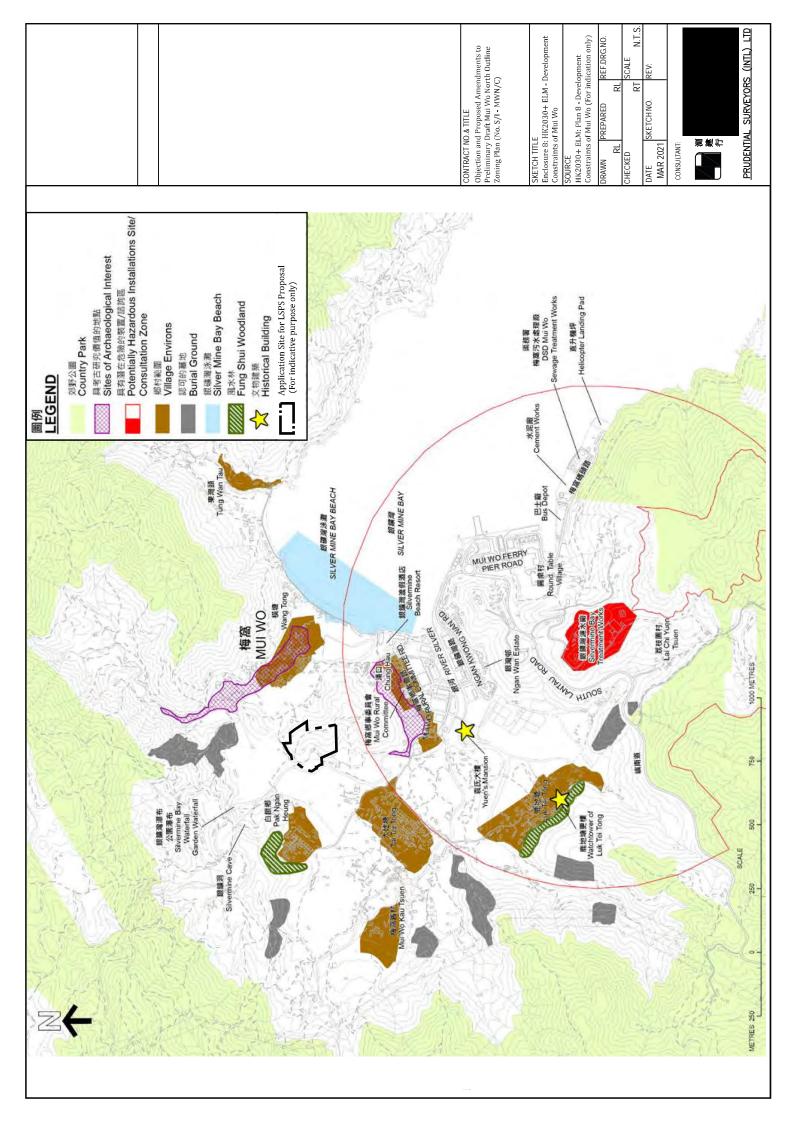


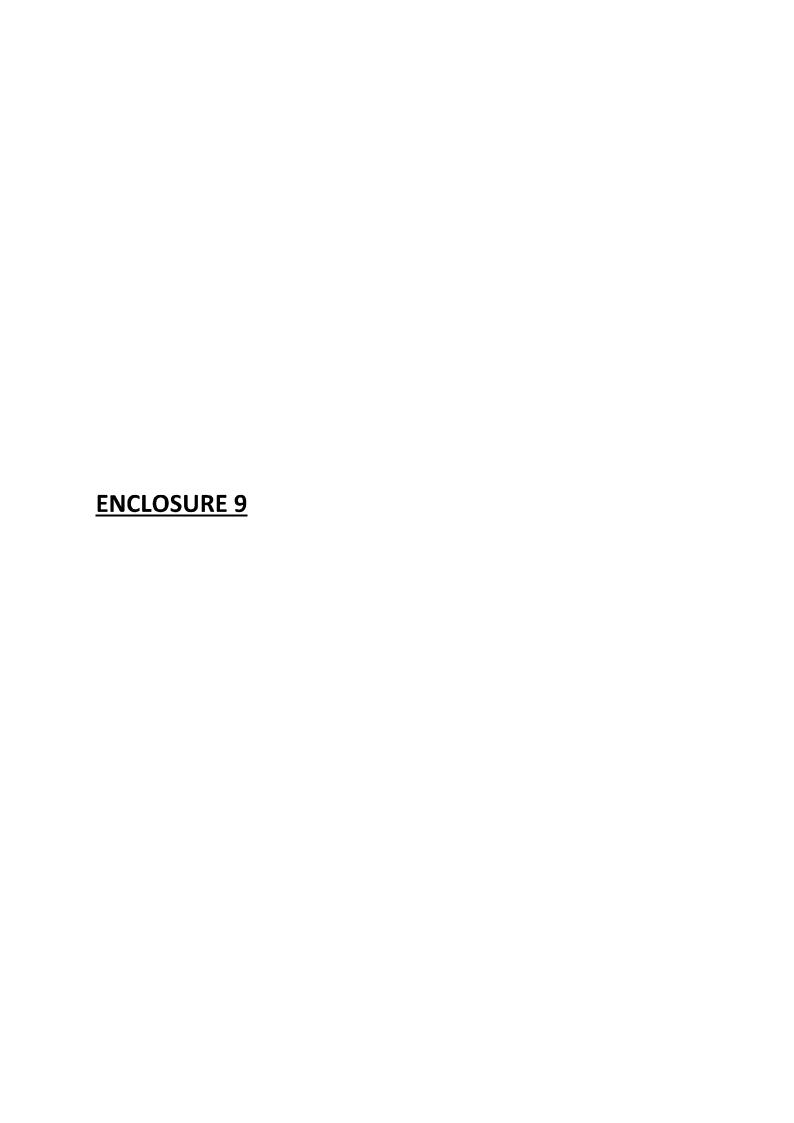


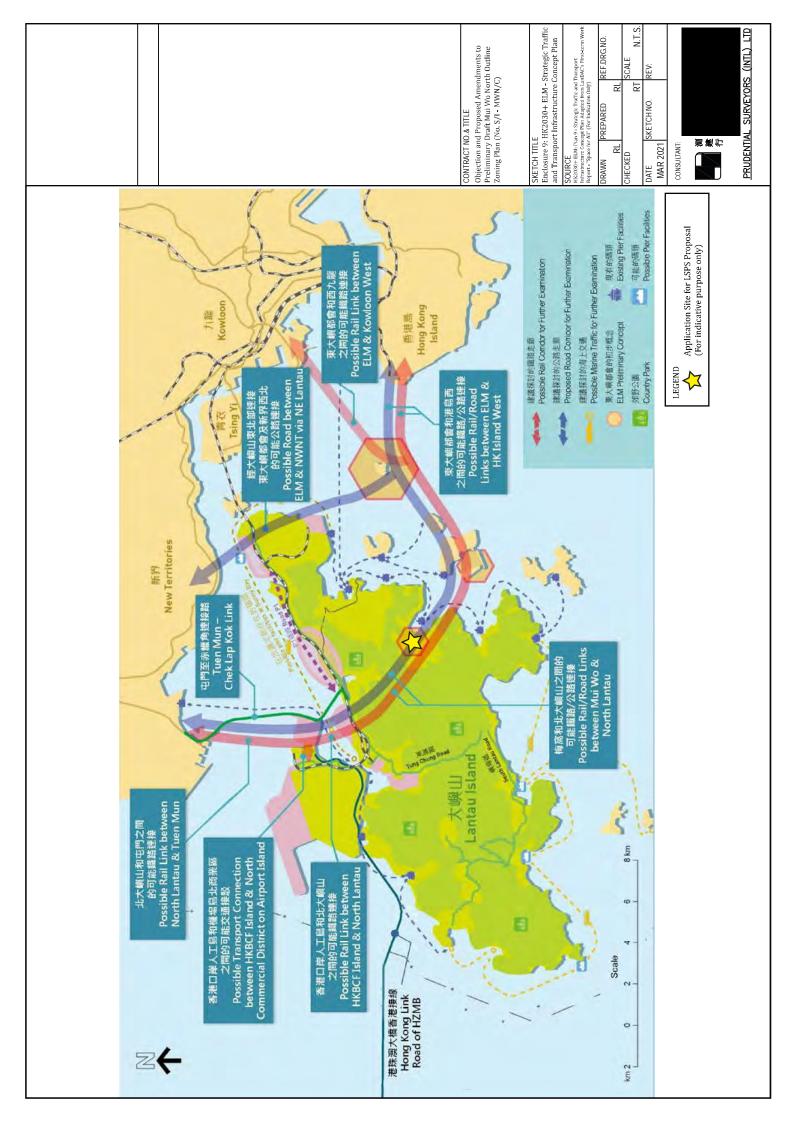


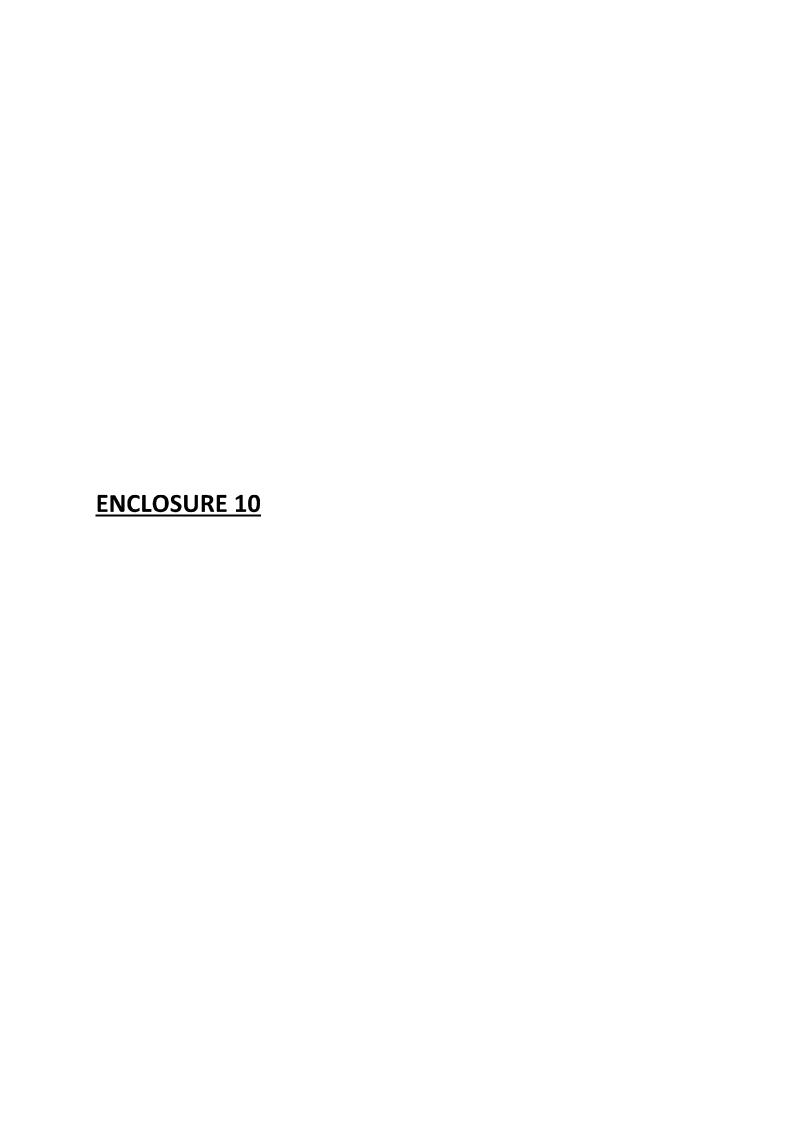




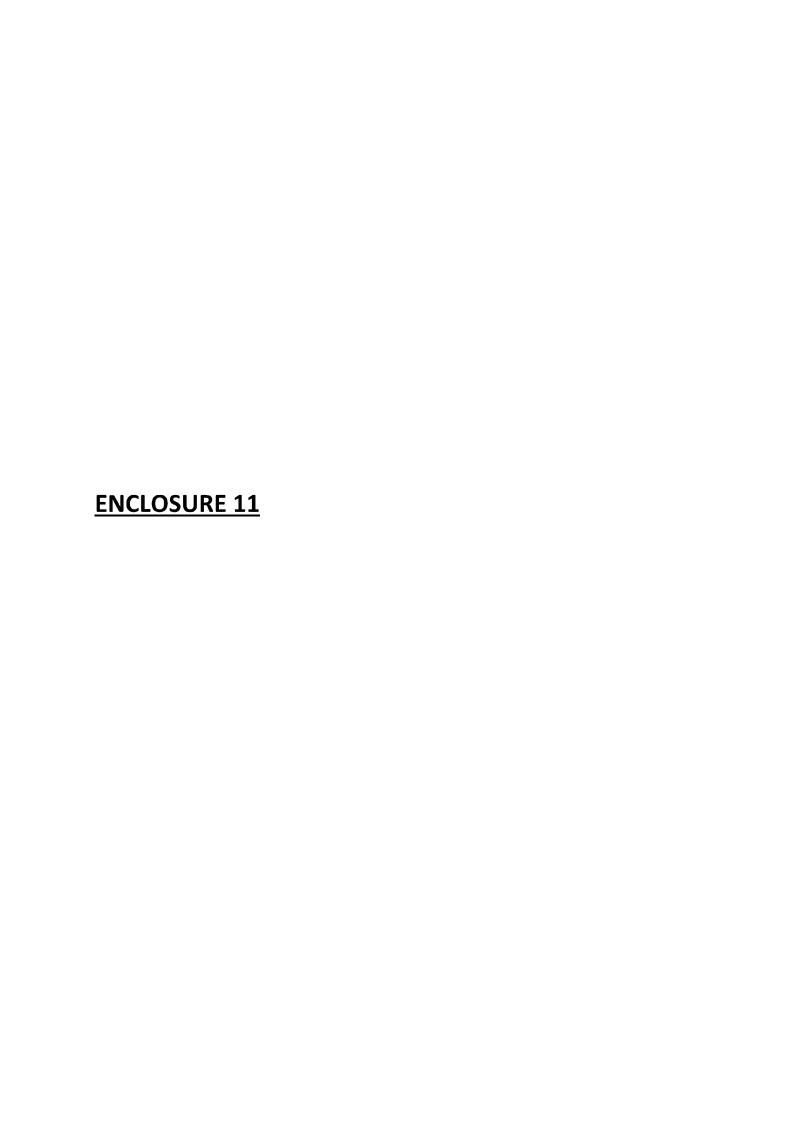














# Ping Shan North

**Estimated Housing Provision:** Site Area: 18 ha

Zonings: "Comprehensive 7,000

(E)", "Government, Institution and Development Area", "Residential Group (B)", "Residential Group Community" and "Green Belt"



Name of Street,

# Ping Shan South

**Estimated Housing Provision:** Site Area: 8 ha

**Estimated Housing Provision:** 

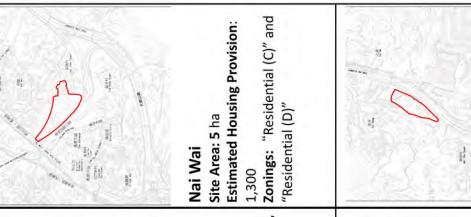
Site Area: 2 ha Tai Kei Leng

Zonings: "Comprehensive

009

Group (B)"

Zonings: "Residential Group (D)", "Comprehensive Development Area" and "Green Belt" 3,300 Development Area", "Residential





# Lam Tin North Site Area: 7 ha

**Estimated Housing Provision:** 2,000 **Estimated Housing Units: 7,000** 

Zonings: "Residential Group(D)" and "Green Belt"

Zonings: "Industrial Group (D)"

Site Area: 17 ha

**Estimated Housing Units: 1,300** 

Zonings: "Agriculture"

Sha Po

Shap Pat Heung

Site Area: 4 ha

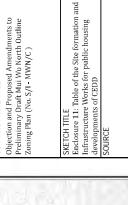
and "Agriculture"



# Site Area: 3 ha Tai Hang

**Estimated Housing Provision:** 009

Zonings: "Agriculture"

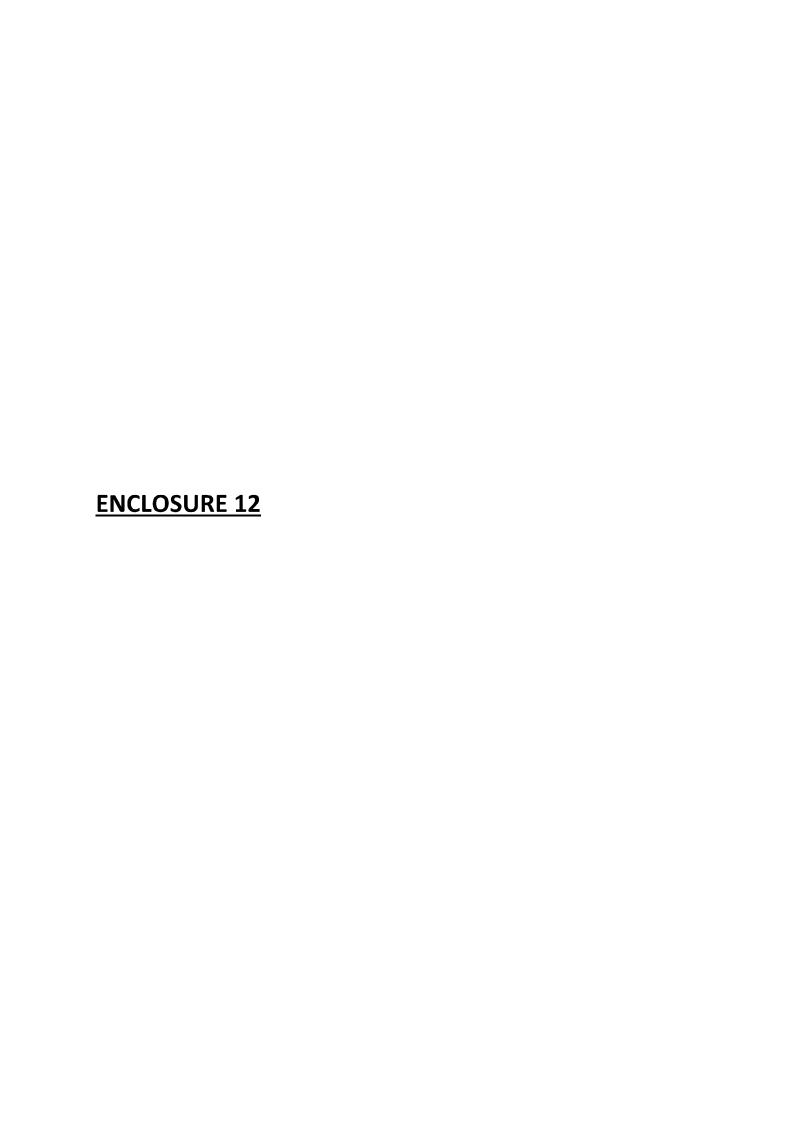


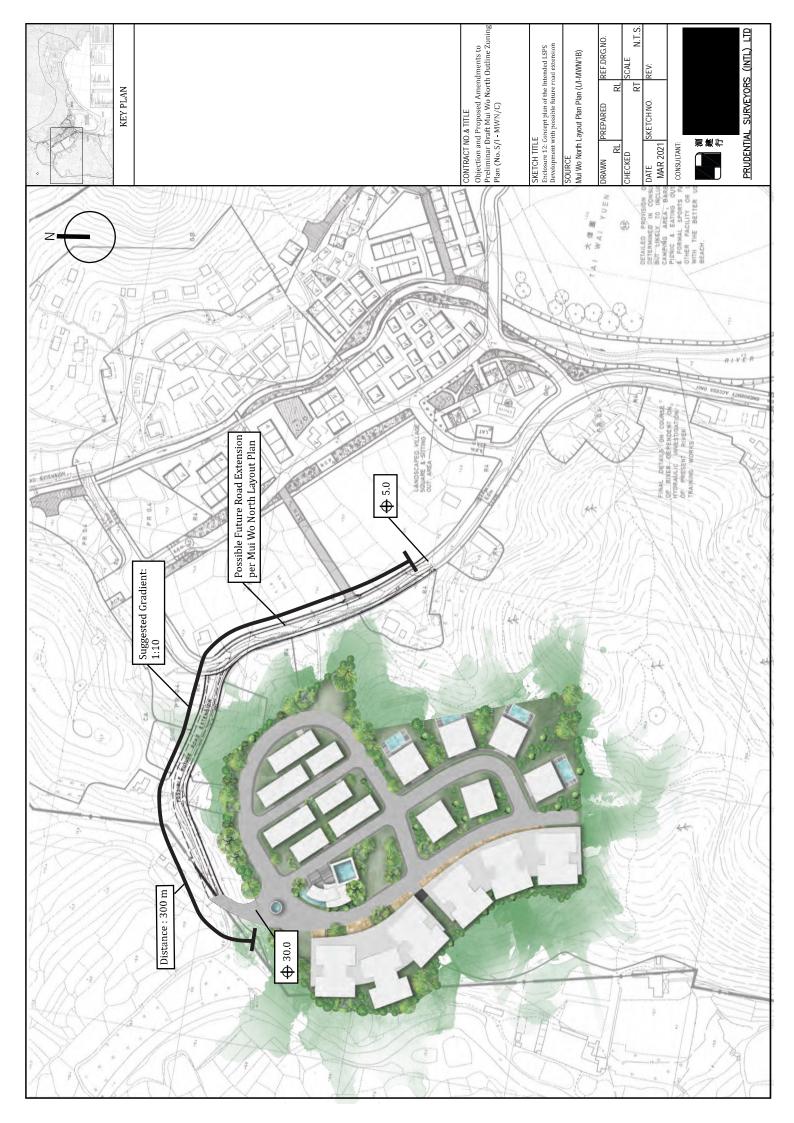
DRAWN	PREPARED	REF.DRG.NO.
RL	RL	
CHECKED		SCALE
	ZN	N.T.S.
DATE	SKETCH NO.	REV:
MAR 2021		

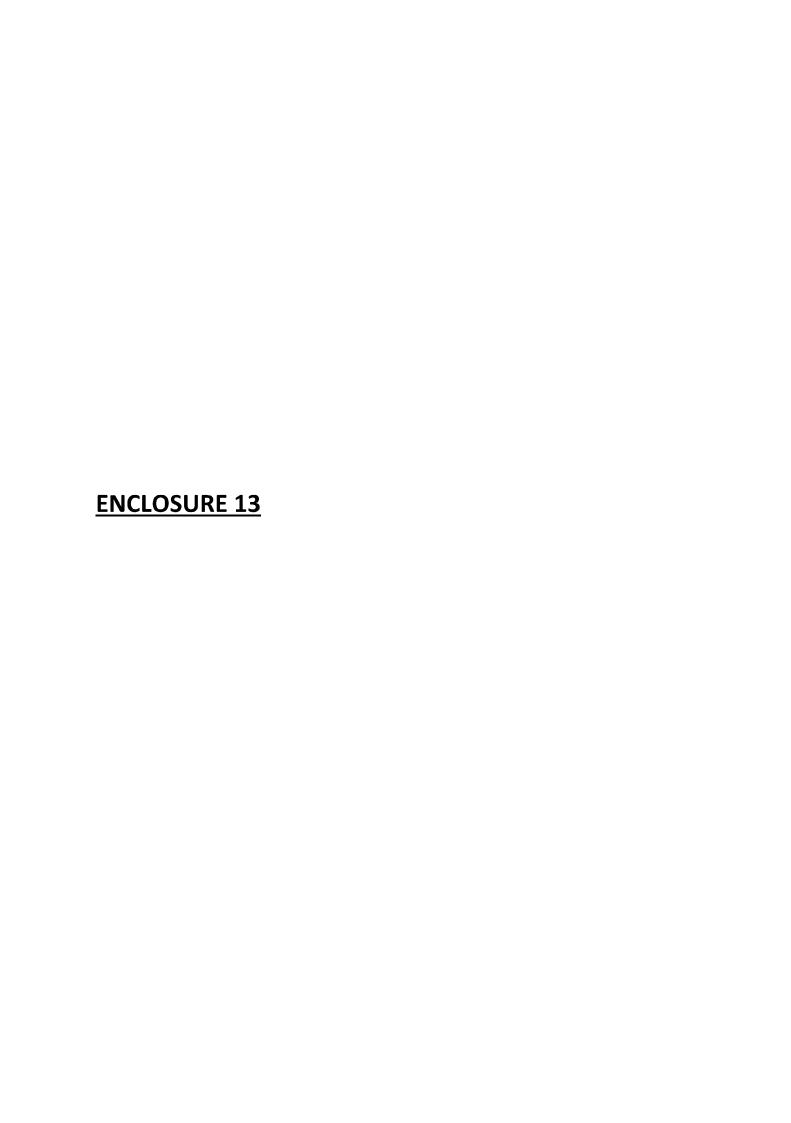
CONSULTANT



PRUDENTIAL SURVEYORS (INTL) LTD









**Prudential Surveyors International Limited** 測建行有限公司

4th March 2021 Your Ref .: -

Our Ref.: 2021/(PSIL)PCMWRD/PSIL/LSO/L01

By Post & By Email (lso@devb.gov.hk) Land Sharing Office, c/o Development Bureau (Planning and Lands Branch) 17/F, West Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong

Attn: Mr LEUNG Tung-choi, Thomas

Dear Mr. LEUNG,

Re: Enquiry on an Intended Land Sharing Pilot Scheme Development at Lot Nos. 93, 94, 95, 96, 97, 565, 609 and 610 within Demarcation District 2 Mui Wo at Butterfly Hill, Mui Wo, Lantau Island, Hong Kong

Prudential Surveyors International Limited, on behalf of Keymax Holdings Limited (the Proponent), the owner of an approximately 34,000 m<sup>2</sup> land situated at Butterfly Hill, Mui Wo North, Lantau Island, Hong Kong (the Site), hereby writes to submit an enquiry and seek advice from Land Sharing Office (the LSO) on an intended comprehensive residential development consisting both public and private housings (the Proposed Development) to be developed under the Land Sharing Pilot Scheme (LSPS) mechanism. The intention of the Proponent is to proactively respond to the appeal by Chief Executive stated in Paras. 22-24 of the Policy Address 2019 that "... I [Ms. Carrie Lam] appeal to all property developers to support the Government in developing their land for public housing or SH through the application of the Lands Resumption Ordinance and LSPS to make active contributions towards easing the housing problem of Hong Kong people".

The Site is a scarce source of fully consolidated private land consisting of Lot Nos. 93, 94, 95, 96, 97, 565, 609 and 610 within Demarcation District 2 Mui Wo (D.D.2 MW), and it is currently covered by the Draft Mui Wo North Development Permission Area Plan No. DPA/I-MWN/1 [Enclosure 1 refers]. It is noted that the Site meets the criteria of the requirements on housing gain and is eligible to apply for LSPS without falling into any of the Geographical Limit areas (i.e. areas falling within the categories of government's completed, ongoing or soon-to-commence development studies supporting the use of land intended for public purposes, Country Parks and Special Areas, six environmentally sensitive zonings, and 12 priority sites for enhanced conservation under the New Nature Conservation Policy) per 'Land Sharing Pilot Scheme and Guidance Note on Applications' (the LSPS Guidelines).

The intention of the Proposed Development is to fully utilise this scarce source of land by creating a sustainable and liveable community with invaluable public gains through LSPS. Per LSPS Guidelines, the Site could potentially be developed into a comprehensive residential development with an increased domestic plot ratio of 3 [containing approximately 1,428 public units and 204 private units with public infrastructures and GIC facilities as necessary], contributing to the housing supplies in Hong Kong. A concept plan and the corresponding development parameters of the Proposed Development are enclosed for your reference [Enclosure 2 refers].











Our Fellow

#### **Prudential Surveyors International Limited**

We look forward to your advice on the intended LSPS development and meeting you for an in-depth discussion on this constructive intention, benefiting the society at large. If you require any further information or any other queries, please do not hesitate to contact Ms. Chow or the undersigned on 2507 8386.

Yours faithfully,

For and on behalf of

PRUDENTIAL SURVEYORS INT'L LTD

Frank C L Wong

**MHKIP** 

Managing Partner,

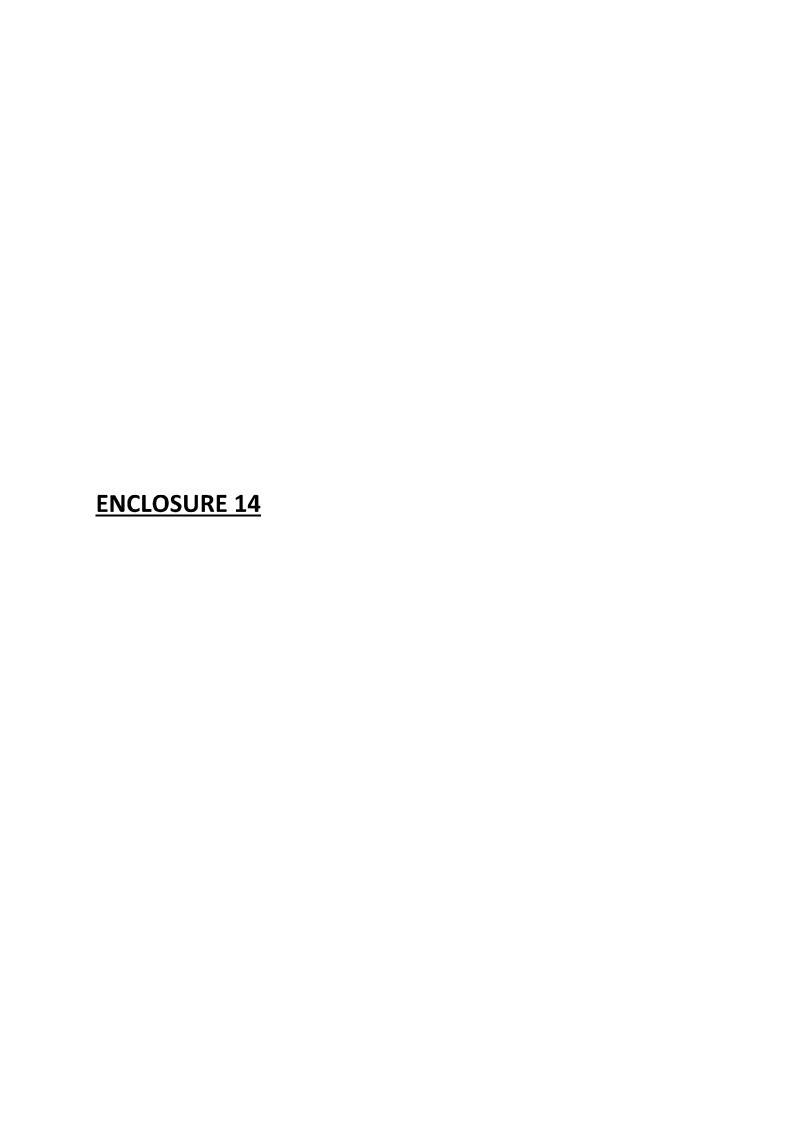
Planning and Development

FW/VZ/vz

Encl.:

Enclosure 1: Site Location Plan

Enclosure 2: Concept Plan and Corresponding Development Parameters of the Proposed LSPS Development





# Prudential Surveyors International Limited 測建行有限公司

4th March 2021

Our Ref.: 2021/(PSIL)PCMWRD/PSIL/LANDOWNER/L01

By Post and Fax (6771)
Limited
Kowloon HK

Attn: Mr. Zhang

Dear Mr. Zhang,

RE: Joint Participation in Land Sharing Pilot Scheme at Butterfly Hill, Mui Wo North, Lantau Island, Hong Kong

Prudential Surveyors International Limited, on behalf of the owner of an approximately 34,000 m<sup>2</sup> land situated at Butterfly Hill, Mui Wo North, Lantau Island, Hong Kong (the Site) [Enclosure 1 refers], would like to seek your interest in jointly participating in the "Land Sharing Pilot Scheme" (LSPS), proactively responding to the appeal by Chief Executive stated in Paras. 22-24 of the Policy Address 2019 that "... I [Ms. Carrie Lam] appeal to all property developers to support the Government in developing their land for public housing or SH through the application of the Lands Resumption Ordinance and LSPS to make active contributions towards easing the housing problem of Hong Kong people".

With reference to the Draft Mui Wo North Outline Zoning Plan No. S/I-MWN/C (the Draft OZP), the Site and its surrounding lots will be zoned "Green Belt" ("GB"). Given the planning intention of "GB" zone, a none to low development intensity is foreseen once zoned "GB"; while by participating in the LSPS, the domestic plot ratio (PR) could potentially increase from 0 to 3.0, thereinto 30 per cent of the increased domestic GFA, equivalent to a domestic plot ratio of 0.9, could be allocated to private development [Enclosure 2 refers]. It is noted that the Site and your land meet the criteria of the requirements on housing gain without falling into any of the Geographical Limit areas that are illegible for LSPS (i.e. areas falling within the categories of government's completed, ongoing or soon-to-commence development studies supporting the use of land intended for public purposes, Country Parks and Special Areas, six environmentally sensitive zonings, and 12 priority sites for enhanced conservation under the New Nature Conservation Policy). In this regard, it is believed that your land has greater development potential to be usefully utilised for addressing a greater need by participating in the LSPS to create a sustainable and liveable community with invaluable public gains.

In favour for a better utilisation of your land and a more comprehensive development, we actively looking for your participation in the LSPS application to the Land Sharing Office. If you require any further information and would like to discuss further on such matters, please do not hesitate to contact Ms. Chow or the undersigned on 2507 8386.

faithfully,

For and on behalf of

PRUDENTIAL SURVEYORS INT'L LTD

Frank C. L\ Wong Managing Partner,

Planning and Development

FW/VZ/wh

Encl. 1: Site Location Plan

Encl. 2: Land Sharing Pilot Scheme and Guidance Note on Application





Member of PRUDEN

Our Fellow



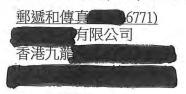




Prudential Surveyors International Limited 測建行有限公司

4<sup>th</sup> March 2021

Our Ref.: 2021/(PSIL)PCMWRD/PSIL/LANDOWNER/L01



致:張 先生

尊敬的閣下:

關於: 於香港大嶼山梅窩北蝴蝶山協力參與土地共享先導計劃

測建行有限公司代表一塊位於香港大嶼山梅窩北蝴蝶山(下稱「本地塊」)的土地擁有人 [見附件 一],現誠求閣下共同參與土地共享先導計劃(下稱「先導計劃」),協力釋放私人土地的發展潛力, 增加短中期私營及公營房屋的供應,以回應香港特別行政區行政長官林鄭月娥於 2019 年發表的施政 報告底 22 至 24 短中所提及的「我在此呼籲所有地產發展商支持政府用《收回土地條例》和透過 『土地共享先導計劃』發展他們持有的土地作公營房屋或『首置』用途,為解決港人的住屋問題主 動作出一點回饋。」

根據梅窩北分區計劃大綱草圖 S/I-MWN/C,本地塊及閣下的地塊將被劃為「綠化地帶」,其規劃意 向為促進自然環境保育,故預期大大限制一帶的發展潛力。若本地塊及閣下的地塊可通過「先導計 劃」進行發展,現有住用地積比率或有可能從 0 提升至 3,而其中百分之 30 的新增住用總樓面面積, 即 0.9 倍住用地積比率可作私營房屋發展。本地塊及閣下的地塊均符合資格參加「先導計劃」且不 受「先導計劃」的地域限制,即不屬於政府就擬議公共用途已完成、正進行或擬開展的發展研究的 土地範圍;郊野公園及特別地區;六個生態敏感地帶;新自然保育政策下須優先加強保育的 12 個地 點中。因此我們相信您的土地可以通過「先導計劃」發揮最大的發展潛力,創建一個可持續和宜居 的居住環境的同時,提升閣下土地的價值。

現隨函附上「土地共享先導計劃及申請指引」供閣下參閱 [見附件二],如閣下有興趣商談協力發展 機會,歡迎致電 2507 8386 聯絡周小姐,我們十分樂意和您商討有關事宜。

謹此祝你業務蒸蒸日上!

恭祝商祺

謹代表

測建行有限公

黃仲澧 高級合伙人

規劃及發展

FW/VZ/wh

附件一:地塊位置圖

附件二:「土地共享先導計劃及申請指引」



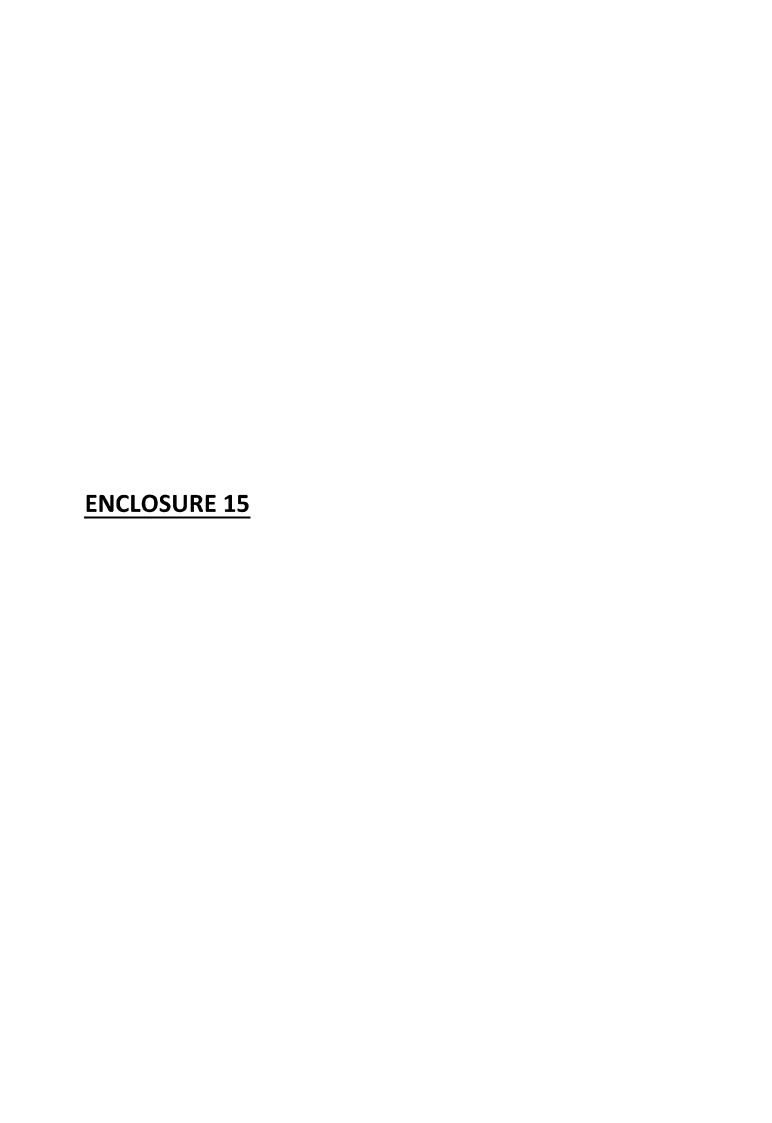


Member of PRUDEN

Our Fellow

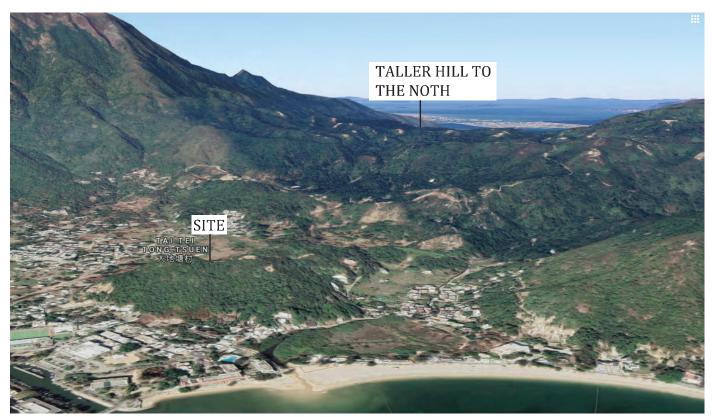








Ex-Cha Kwo Ling Kaolin Mine Site (CKLKMS) and its surroundings

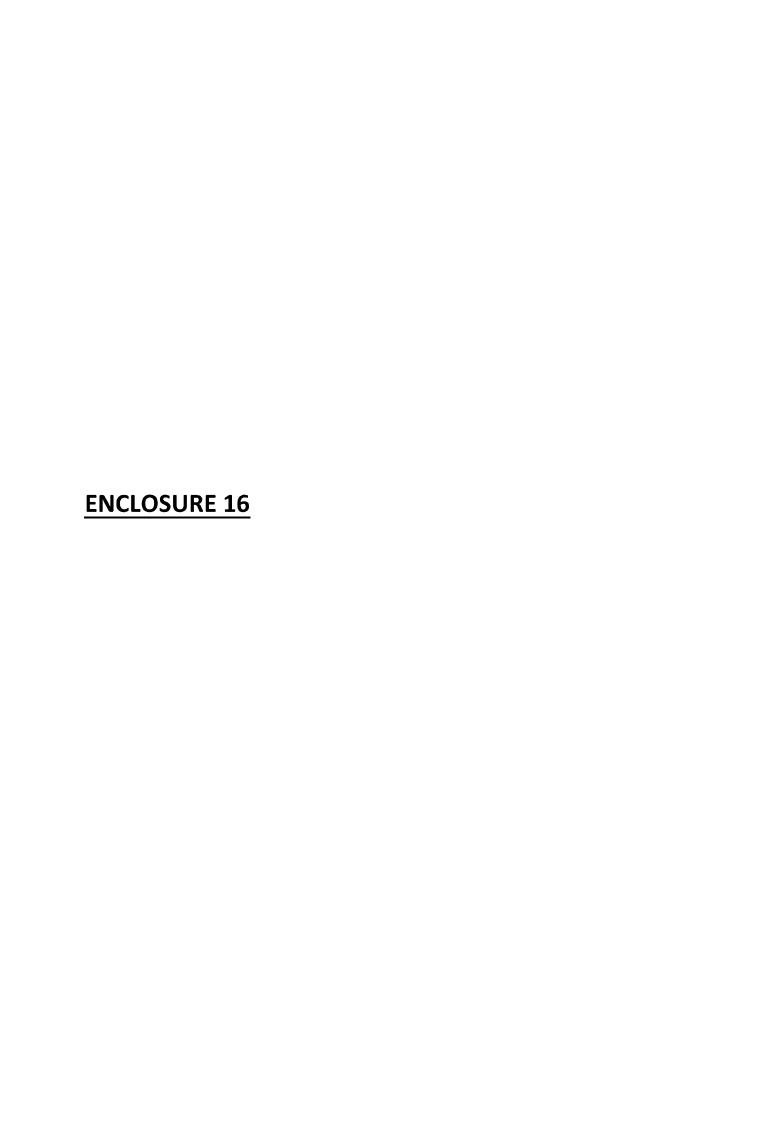


Site and its surroundings



PRUDENTIAL SURVEYORS (INTL) LTD

PROJECT TITLE:	DATE	DRAWN	CHECKED	SCALE
Objection and Proposed Amendments to Preliminary Draft Mui Wo North Outline Zoning Plan (No. S/I - MWN/C)	JUNE 2021	RL	RT	-
FIGURE: Enclosure 15: Similarity between ex-Cha Kwo Ling Kaolin Mine Site (CKLKMS) and Site	REF NO.:		DRAWING	NO.:
SOURCE: Google Map				







Preliminary Draft Mui Wo North Outline Zoning Plan (No. S/I - MWN/C)	MAR 2021	RL	RT	•	
FIGURE: Enclosure 16: Concept plan of the proposed low-density residential development	REF NO.:		DRAWING	NO.:	
SOURCE: Base map: Lot Index Plan No. ags_S00000068282_0001 (04 Mar 2021); Key plan: Mui Wo North DPA (DPA/I-MWN/1)					

#### 「萬角咀村居民協會致政府規劃署」

致政府規劃署(西貢及離島規劃處): (REF: dpa\_i-mwn\_1) 2016 年 6 月 24 日 蕭爾年先生(高級城市規劃師)

本人謹代表 Frontrich Investment Limited 及所有萬角咀村居民,就規劃(dpa\_i-mwn\_1)致函此信

- 1) 本村簡介
- 2) 質疑咨詢過程
- 3) 是次規劃與本村實況之差異
- 4) 業主意向
- 5) 村民意向
- 6) 整體意向
- 7) 希望政府回應

#### 1) 本村簡介

本村位於梅窩 DD358L, 本村居民自 1960 年代起,於本村務農為生。 梅窩 DD358L 佔地約 300,000 呎,所有 DD358L 的 Lots,自 1988 年以來,由 Frontrich Investments Limited 持有至今。

#### 2) 質疑咨詢過程---業主及村民並無收到咨詢

- 2A. 業主 Frontrich Investments Limited 表示並無收過任何關於重新規劃土地的通知及咨詢。
- 2B. 因本村遍遠,政府設立了一告示板於本村入口。所有部門官方通告,都會刊貼於告示板上。至今,本村告示板,還未有規劃咨詢及通知。 (附件一)
- 2C. 本任鄉議局,亦未有就本次規劃,向 DD358L 業主及本村住民作咨詢。

#### 3) 是次規劃與本村實況之差異

#### 3A. 官地丁屋

-官地上的丁屋規劃

本村為原住民村,本村及 DD358L 業主,質疑此規劃用途。

建議:若把本村居民,納入規劃考慮因素,可在私人土地上,規劃住宅用地。

#### 3B. 山谷及安全高地

-山谷中, Lot 188, 189, 190, 191, 192, 193, 194, 196, 197, 198, 199, 200, 2021, 202, 為 私人土地,當中有一棟丁屋,為三層高的袁氏宗祠。(附件二)

-安全高地 Lot 187, 185

建議重新考慮此山谷區域規劃。近年颱風山竹,颱風天鴿,均在近海一帶土地,造成大量水浸及破壞。此區域為本村唯一安全的私人土地高地。

#### 3C. 海岸線

-海岸線原為農地,此區的海灣屬破壞性海浪,不停向內侵蝕農地。致可農作地方愈來愈少。 -沙灘部份為居民打理出入用船隻及漁船的地方。

(附件三) 付上 1974 年航空圖 付上 2011 年航空圖

#### 3D. 廢棄農地

-本村廢棄農地,與現實情況不乎。

DD358L的私人土地,業主 Frontrich Investments Limited 自80年代,均長期租與一位本村農户打理。長期生產農作物並賣與梅窩居民。近來出現閒置農地,因近年颱風山竹,颱風天鴿,均在近海一帶土地,造成大量水浸及破壞。村農復耕需時。

#### 4) 業主意向轉為 GIC 用地

業主 Frontrich Investments Limited,有意向把 DD358L 的土地,捐贈與慈善機構。 作為 1)戒毒中心用途。2)生態旅遊中心。

讓年老務農的村民,以另一種形式,在本村繼續生活。因此業主希望可以把 DD358L 的農地,轉為 GIC 用地。

\*業主曾經持有大嶼山望東灣一系列村屋及土地,均於 90 年代初,捐贈與教會慈善團體,作為戒毒中心。

#### 5) 村民意向

氣候暖化,令天氣逾趨反常,颱風天災一次比一次厲害。 希望貴署規劃時,可以把高地區域劃為住宅用地,讓居民有安身處所。

#### 6) 整體意向

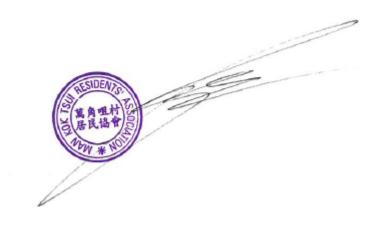
本信希望貴署規劃

- -不影響沙灘部分為農地和私人產業的原則。
- -希望貴署接納本村作為公益用途而增加規劃 GIC 用地。
- -在私人土地上,規劃更多住宅用地。
- -本村於山谷內有宗祠,希望把 Vzone 地,規劃在私人土地上,而非覆蓋在官地上的寮屋一帶。

#### 7) 希望貴署回應

- 1. 規劃時,是否有遺漏考慮本村有宗祠的事實。
- 2. 為何山谷中宗祠的私人土地部分,規劃為 green belt ,而非 V zone 。
- 3. 為何在官地上的村民寮屋,訂為 V zone,而非在私人土地上規劃 V zone 地。以致村民引起日後被拆遷的擔心。

如有進一步消息或回覆,請致電本人或郵寄至



萬角咀村居民協會主席 江軍彤謹啟

#### 附件一 notice board



#### 附件二



#### 附件三 2011 ariel



#### 附件三 1974 ariel



☐ Urgent	□ Return receipt   □ Sign   □ Encrypt   □ Mark Subject Restricted   □ Expand personal&public groups
	Mui Wo North OZP ecological data to support more "Conservation" area [DPA/I-MWN/1] 10/05/2021 21:34
From:	
FTOITI.	Ark Eden
То:	WU Long Chi Keith <klcwu@pland.gov.hk>, TAM Yin Ping Donna <dyptam@pland.gov.hk>, rylsiu@pland.gov.hk, ccfchow@pland.gov.hk</dyptam@pland.gov.hk></klcwu@pland.gov.hk>
Cc:	TSE Eddie  John Schofield , Merrin Pearse
6 attachme	nts
	x w
Appendix A Ark	Eden plant list 2021-05-07.xlsxTung Hang Mei, Mui Wo North OZP Representation2.docx
P	
TPB Ark Eden C	SSC 20210308.pdfMWN_Representation_JC.docx
RCHK Tung Hai	ng Mei, Mui Wo North OZP Representation.docxLetter to TPB 10.5.21.docx

Dear Donna, Richard, Keith, and Cyrus,

In the weeks following our meeting on 12.4.2021 regarding the four Lantau draft OZPs, we consulted various community partners to gather more evidence of Mui Wo's unique conservation value.

From our brief research, we found overwhelming evidence of Mui Wo's habitat and species diversity. For a small township, we are one of the most biodiverse areas in the whole of Hong Kong, especially in butterfly and tree count. The Wang Tong River estuary also has a substantial and important egretry in need of protection.

We understand that ecological considerations for the draft zoning were based on an internal assessment conducted by AFCD. However, the findings from that report have remained private and removed from public inspection.

Throughout our research, we relied mostly on survey material from non-governmental organizations and private individuals rather than official documents. We understand the need to remain cautious about naming and locating endangered species to prevent poaching. But there still needs to be a comprehensive source of ecological data to better assess the impacts of proposed development in these areas.

We ask that the TPB conduct a proper, comprehensive ecological study on Mui Wo North before any zoning decisions are made.

Currently, the Development Bureau is conducting an ecological study for Pui O, Shui Hau, Tai O and neighboring areas to inform planning decisions. We ask the same be commissioned for

Mui Wo North area.

Please refer to the attached document for our full letter and supporting research. I have also included several representations submitted previously in support of greater conservation protection in Mui Wo.

Sincerely,

Jenny Quinton

on behalf of Ark Eden and Mui Wo community members

Botanical Name	Chinese Name	Woodland	Shrubland	Abandoned	Stream	Village
Acacia concinna	籐金合歡	ü				
Acer sino-oblongum						
Acronychia pedunculata	降真香		ü			
Adiantum flabellulatum	扇葉鐵線蕨	ü	ü			
Adiantum malesianum	鞭葉鐵線蕨	ü				
Adinandra millettii	黄瑞木		ü			
Ageratum conyzoides	勝紅薊	ü	ü	ü	ü	ü
Aglaia odorata var. microphyllina	小葉米仔蘭					ü
Alangium chinense	八角楓	ü	ü			
Albizia sp.	合歡屬	ü				
Allamanda schottii	硬枝黄蟬					ü
Alocasia cucullata	尖尾芋	ü				
Alocasia macrorrhizos	海芋	ü		ü		ü
Aloe vera	蘆薈	ü				
Alpinia hainanensis	草豆蔻	ü				
Alternanthera sessilis	蝦鉗菜			ü		
Altingia chinensis	蕈樹					
Amaranthus viridis	野莧			ü		
Ampelopsis cantoniensis	廣東蛇葡萄	ü				
Ananas comosus	鳳梨					ü
Antidesma bunius	五月茶		ü			
Antirhea chinensis						
Aphananthe cuspidata	滇糙葉樹					
Apluda mutica	水蔗草		ü			
Aporusa dioica	銀柴	ü	ü			ü
Aquilaria sinensis *	土沉香	ü	ü			
Aralia decaisneana	黃毛楤木					
Archidendron clypearia	猴耳環					
Archidendron lucidum	亮葉猴耳環	ü	ü			
Ardisia hanceana	郎傘樹	ü	ü			
Ardisia lindleyana	山血丹	ü	ü			
Ardisia quinquegona	羅傘樹					
Artocarpus heterophyllus	菠蘿蜜					ü
Asparagus cochinchinensis	天門冬	ü	ü			
Aster baccharoides	白舌紫菀	ü	ü			

Asystasia micrantha	小花十萬錯	ü				
Averrhoa carambola	楊桃					ü
Baeckea frutescens	崗松		ü			
Bambusa sp.	簕竹屬	ü	ü	ü		
Bauhinia championii	缺葉藤	ü				
Bauhinia sp.	羊蹄甲屬					ü
Begonia cucullata var. hookeri	四季秋海棠					ü
Beilschmiedia glandulosa	香港瓊楠					
Bidens alba	白花鬼針草		ü	ü	ü	ü
Bidens pilosa	鬼針草				ü	
Bischofia javanica						
Blechnum orientale	烏毛蕨	ü	ü			ü
Boehmeria nivea	苧麻	ü		ü		ü
Breynia fruticosa	黑面神	ü	ü			ü
Bridelia insulana						
Bridelia tomentosa	土蜜樹	ü	ü	ü		ü
Broussonetia papyrifera						
Brucea javanica	鴉膽子	ü	ü			
Byttneria grandifolia	刺果藤	ü				
Callicarpa kochiana	枇杷葉紫珠	ü				
Camellia oleifera						
Camellia sp. *	茶花					ü
Canna indica	美人蕉					ü
Cansjera rheedii	山柑藤		ü			
Canthium dicoccum	魚骨木	ü				
Capsicum annuum	辣椒					ü
Carallia brachiata	竹節樹	ü	ü			
Carallia brachiata	竹節樹					
Carica papaya	番木瓜					ü
Casearia glomerata	嘉賜樹		ü			
Cassytha filiformis	無根藤		ü			
Castanopsis fissa	黧蒴錐					
Casuarina equisetifolia	木麻黄	ü				
Catunaregam spinosa	山石榴					
Celtis sinensis	朴樹	ü	ü	ü	ü	ü
Centella asiatica	崩大碗	ü	ü	ü		

Centotheca lappacea	假淡竹葉	ü		ü	ü	ü
Choerospondias axillaris						
Cibotium barometz *	金毛狗	ü				
Cinnamomum parthenoxylon	黄樟	ü	ü			
Citrus microcarpa	四季桔					ü
Clausena lansium	黄皮	ü				ü
Clerodendrum chinense	重辦臭茉莉			ü		
Codiaeum variegatum	變葉木					ü
Colocasia esculenta	芋			ü	ü	
Cordia dichotoma	破布木					
Cordyline fruticosa	朱蕉					ü
Cratoxylum cochinchinense	黄牛木	ü	ü			
Croton crassifolius	雞骨香		ü			
Cryptocarya concinna	黃果厚殼桂					
Cuscuta sp.	<b>菟絲子屬</b>		ü			
Cyclobalanopsis bella	檳榔青岡					
Cyclobalanopsis blakei	櫟子青岡		ü			
Cyclobalanopsis championii						
Cyclobalanopsis edithiae						
Cyclobalanopsis myrsinifolia	小葉青岡					
Cyclobalanopsis neglecta						
Cyclobalanopsis pachyloma	毛果青岡					
Cyclosorus interruptus	間斷毛蕨			ü	ü	
Cyclosorus parasiticus	華南毛蕨	ü	ü			ü
Cyperus haspan	畦畔莎草			ü		
Cyperus involucratus	風車草				ü	
Daemonorops jenkinsiana	黃藤					
Dalbergia assamica	南嶺黃檀					
Dalbergia benthamii	兩廣黃檀	ü				
Daphniphyllum calycinum	牛耳楓	ü	ü			ü
Daphniphyllum pentandrum						
Delonix regia	鳳凰木	ü				
Desmos chinensis	假鷹爪	ü	ü		ü	ü
Dianella ensifolia	山菅蘭	ü	ü			
Dicranopteris pedata	芒萁	ü	ü			
Dimocarpus longan	龍眼	ü				ü

Diospyros kaki	柿					ü
Diospyros tutcheri	嶺南柿					
Diospyros vaccinioides *	小果柿		ü			
Dracaena marginata	紅邊鐵樹					ü
Dracaena sanderiana	富貴竹					ü
Dracontomelon duperreanum	人面子					
Drymaria cordata	荷蓮豆			ü	ü	
Dypsis lutescens	散尾葵					ü
Ehretia longiflora	長花厚殼樹					
Elaeocarpus chinensis						
Elaeocarpus dubius	顯脈杜英					
Elaeocarpus nitentifolius	絹毛杜英					
Elaeocarpus sylvestris						
Elephantopus tomentosus	白花地膽草	ü	ü	ü		ü
Eleutherococcus trifoliatus	白簕	ü				
Embelia laeta	酸藤子	ü	ü			
Embelia ribes	白花酸藤子	ü				
Emilia sonchifolia	一點紅	ü		ü		
Eriobotrya fragrans	香花枇杷		ü			
Erythrina speciosa	象牙花	ü				
Euphorbia hirta	飛揚草				ü	ü
Eurya nitida	細齒葉柃	ü	ü			
Ficus hirta	粗葉榕	ü	ü			
Ficus hispida	對葉榕	ü	ü	ü	ü	ü
Ficus microcarpa	細葉榕	ü	ü			
Ficus pumila	薜荔	ü		ü		ü
Ficus pyriformis	舶梨榕					
Ficus variegata	青果榕	ü		ü		ü
Ficus variegata	青果榕					
Ficus variolosa	變葉榕		ü			
Flacourtia rukam	大葉刺籬木		ü			
Floscopa scandens	聚花草				ü	
Fortunella hindsii	山橘					
Fraxinus griffithii	光蠟樹		ü			
Fraxinus insularis						
Garcinia oblongifolia	黄牙果		ü			

Gardenia jasminoides	梔子		ü			
Gleditsia fera	華南皂莢					
Glochidion eriocarpum	毛果算盤子	ü	ü			ü
Glochidion zeylanicum	香港算盤子			ü		
Glycosmis parviflora	小花山小橘		ü			
Hédychium coronarium	薑花			ü	ü	ü
Hedyotis acutangula	方骨草	ü	ü			
Hedyotis diffusa	白花蛇舌草			ü		
Helicia cochinchinensis						
Helicteres angustifolia	山芝麻	ü	ü			ü
Hibiscus rosa-sinensis	大紅花					ü
Hibiscus tiliaceus	黄槿		ü			
llex asprella	梅葉冬青	ü	ü			ü
Ilex cinerea	灰冬青					
llex pubescens	毛冬青					
Ilex viridis						
Imperata cylindrica var. major	大白茅			ü		
Ipomoea batatas	番薯					ü
Ipomoea cairica	五爪金龍	ü	ü	ü	ü	ü
Jasminum sambac	茉莉					ü
Juniperus chinensis	圓柏	ü				
Justicia brandegeeana	蝦衣草					ü
Kadsura heteroclita	異形南五味子					
Kyllinga brevifolia	短葉水蜈蚣			ü		
Kyllinga nemoralis	單穗水蜈蚣	ü			ü	ü
Lantana camara	馬纓丹	ü	ü	ü	ü	ü
Ligustrum sinense	山指甲	ü	ü	ü		
Lindera megaphylla	黑殼楠					
Lindernia crustacea	母草	ü		ü		
Lindernia rotundifolia	圓葉母草			ü		
Lindsaea orbiculata	團葉鱗始蕨	ü				
Liquidambar formosana	楓香					
Liriope spicata	山麥冬	ü	ü			ü
Litchi chinensis	荔枝	ü				ü
Lithocarpus corneus	煙斗柯					
Lithocarpus elizabethae	厚斗柯					

Lithocarpus glaber						
Lithocarpus hancei						
Lithocarpus harlandii						
Lithocarpus litseifolius	木薑葉柯					
Litsea glutinosa	潺槁樹	ü	ü	ü		ü
Litsea rotundifolia	豺皮樟					
Litsea rotundifolia var. oblongifolia	豺皮樟	ü	ü			
Livistona chinensis	蒲葵					ü
Lonicera sp.	忍冬屬	ü				
Lophatherum gracile	淡竹葉	ü	ü		ü	
Loropetalum chinense	檵木					
Ludwigia octovalvis	毛草龍			ü		
Ludwigia x taiwanensis	台灣水龍				ü	
Lycopodium cernuum	鋪地蜈蚣		ü			
Lygodium flexuosum	長葉海金沙	ü				
Lygodium japonicum	海金沙	ü	ü			ü
Lygodium scandens	小葉海金沙	ü	ü			ü
Macaranga tanarius var. tomentosa	血桐	ü			ü	ü
Machilus breviflora	短序潤楠	ü				
Machilus breviflora						
Machilus chekiangensis	浙江潤楠	ü	ü			
Machilus chinensis						
Machilus pauhoi						
Machilus thunbergii						
Machilus velutina	絨毛潤楠					
Maesa perlarius	鯽魚膽	ü	ü		ü	
Mallotus paniculatus	白楸	ü	ü	ü	ü	ü
Malvaviscus arboreus var. penduliflorus	垂花懸鈴花					ü
Mangifera indica	杧果	ü				ü
Melastoma dodecandrum	地菍	ü	ü			
Melastoma malabathricum	野牡丹	ü	ü			
Melastoma sanguineum	毛菍	ü	ü		ü	
Melodinus suaveolens	山橙	ü				
Mentha canadensis	薄荷					ü
Michelia figo	含笑					ü
Michelia x alba	白蘭	ü				ü

Microcos nervosa	布渣葉	ü				
Mikania micrantha	薇甘菊	ü	ü	ü	ü	ü
Mimosa pudica	含羞草	ü		ü		
Miscanthus floridulus	五節芒		ü	ü		
Monochoria vaginalis	鴨舌草			ü		
Morinda parvifolia	雞眼藤	ü				
Morus alba	桑					ü
Murraya paniculata	九里香	ü				ü
Musa x paradisiaca	大蕉	ü		ü		ü
Mussaenda pubescens	玉葉金花	ü	ü			
Myrica rubra						
Myriophyllum aquaticum	粉綠狐尾藻			ü		
Myrsine linearis	打鐵樹					
Myrsine seguinii	密花樹					
Neomarica northiana	新瑪麗雅					ü
Nephrolepis auriculata	腎蕨					ü
Neyraudia reynaudiana	類蘆	ü	ü	ü		
Opuntia stricta	仙人掌					ü
Ormosia cf. emarginata	凹葉紅豆					
Oroxylum indicum	木蝴蝶					
Oxalis corniculata	酢漿草	ü	ü	ü		ü
Oxalis debilis subsp. corymbosa	紅花酢漿草		ü	ü		ü
Paederia scandens	雞矢藤	ü	ü	ü	ü	ü
Pandanus austrosinensis	露兜草	ü			ü	
Panicum maximum	大黍	ü				ü
Panicum repens	鋪地黍			ü	ü	
Persicaria barbata	毛蓼			ü		
Persicaria chinensis	火炭母	ü	ü	ü	ü	ü
Persicaria lapathifolia	大馬蓼			ü		
Phoenix hanceana	刺葵	ü				
Phoenix loureiroi	刺葵					
Photinia benthamiana	閩粤石楠					
Photinia raupingensis	饒平石楠					
Phyllanthus cochinchinensis	越南葉下珠	ü	ü			
Phyllanthus emblica	油甘子	ü	ü			
Phyllanthus reticulatus	小果葉下珠	ü			ü	ü

Pilea microphylla	小葉冷水花	ü			ü	ü
Pinus elliottii	濕地松		ü			
Pistia stratiotes	大薸					ü
Podocarpus macrophyllus	羅漢松		ü			
Pogonatherum crinitum	金絲草	ü			ü	
Polyspora axillaris	大頭茶		ü			
Pouzolzia zeylanica	霧水葛			ü	ü	ü
Psychotria asiatica	山大刀	ü	ü		ü	ü
Psychotria serpens	穿根藤	ü	ü			
Pteris ensiformis	劍葉鳳尾蕨	ü	ü		ü	
Pteris multifida	井欄邊草	ü				
Pteris semipinnata	半邊旗	ü	ü			ü
Pteris vittata	蜈蚣草	ü	ü			ü
Pueraria sp.	葛屬	ü	ü	ü	ü	
Pycreus polystachyos	多枝扁莎			ü		
Pyrostegia venusta	炮仗花					ü
Rauvolfia verticillata	蘿芙木					
Reevesia thyrsoidea						
Reevesia thyrsoidea	梭羅樹	ü	ü		ü	
Rhaphiolepis indica	車輪梅	ü	ü			
Rhodomyrtus tomentosa	崗棯	ü	ü			
Rhoeo discolor 'Dwarf'	矮種蚌花					ü
Rhus succedanea	野漆樹	ü	ü			
Rourea microphylla	小葉紅葉藤					
Rubus reflexus	蛇泡勒	ü	ü			
Sageretia thea	雀梅藤	ü	ü			
Sansevieria trifasciata	虎尾蘭	ü				ü
Sansevieria trifasciata var. laurenii	金邊虎尾蘭					ü
Sapium discolor	山烏桕	ü	ü			
Sarcandra glabra	草珊瑚	ü				
Schefflera heptaphylla	鴨腳木	ü	ü			ü
Scindapsus aureus	黄金葛	ü				ü
Scleria ciliaris	緣毛珍珠茅	ü	ü		ü	
Scolopia saeva	廣東刺柊	ü				
Scolopia saeva						
Senecio scandens	千里光	ü				

Sloanea sinensis	猴歡喜					
Smilax china	菝葜	ü				
Solanum torvum	水茄			ü		
Spathiphyllum commutatum	白掌					ü
Spilanthes paniculata	金鈕扣			ü		
Stephania longa	千金藤	ü	ü		ü	
Sterculia lanceolata	假蘋婆	ü	ü	ü		ü
Sterculia nobilis	蘋婆	ü				
Strophanthus divaricatus	羊角拗		ü			
Strychnos angustiflora	狹花馬錢	ü				
Styrax suberifolius	栓葉安息香					
Syngonium podophyllum	合果芋					ü
Syzygium buxifolium	赤楠					
Syzygium championii	灶地烏骨木					
Syzygium euonymifolium	<b>衛矛葉蒲桃</b>					
Syzygium hancei						
Syzygium hancei	韓氏蒲桃		ü			
Syzygium jambos	蒲桃	ü	ü		ü	ü
Syzygium rehderianum	紅枝蒲桃					
Tarenna attenuata	假桂烏口樹	ü				
Tarenna mollissima	白花苦燈籠					
Ternstroemia gymnanthera	厚皮香					
Ternstroemia luteoflora	尖萼厚皮香					
Tetracera asiatica	錫葉藤	ü	ü			
Tetradium glabrifolium	楝葉吳茱萸		ü			
Tibouchina semidecandra	巴西野牡丹					ü
Toona sinensis	香椿					ü
Tradescantia zebrina	吊竹梅					ü
Trema cannabina	光葉山黄麻	ü				
Trema tomentosa	山黄麻		ü			
Trema tomentosa	山黃麻					
Turpinia montana	山香圓					
Tylophora ovata	娃兒藤	ü				
Typhonium blumei	犁頭尖					ü
Uvaria macrophylla	紫玉盤	ü				ü
Vernonia cinerea	夜香牛	ü				

TO	OTAL 332	147	112	57	42	99
Zanthoxylum nitidum	兩面針	ü	ü	ü	ü	
Zanthoxylum avicennae	簕欓花椒					
Zanthoxylum avicennae	簕欓花椒	ü	ü			ü
Youngia japonica	黄鹌菜	ü	ü	ü	ü	ü
Xylosma longifolium	長葉柞木					
Wrightia laevis	藍樹					
Wikstroemia indica	了哥王		ü			
Wedelia trilobata	三裂葉蟛蜞菊	ü		ü	ü	ü
Vitex quinata						
Viola diffusa	蔓堇菜	ü				
Viola betonicifolia	犁頭草	ü				

\* species of conservation interest
those in blue are new addition after dry season survey on 02 Mar 2019
those in purple are Ark Eden plantings

#### Reference:

http://www.herbarium.gov.hk/Search\_Form.aspx

Application for Conservation Status rather than Green Belt in Tung Hang Mei valley Mui Wo North [DPA/I-MWN/1]

7 May 2021

Dear Town Planning Board,

I would like the Tung Hang Mei valley to be considered for the status of 'Conservation Area' rather than the attributed 'Green Belt' for the Mui Wo North [DPA/I-MWN/1]

I am a resident since 1989 in Tung Hang Mei, Mui Wo, one of the most isolated and rural valleys in Mui Wo. Historically this valley was a major 'bread-basket' for Mui Wo and Lantau Island producing rice, vegetables and fruit. The valley also has bamboo forests, shrub-lands, wetlands and ecologically important feeder streams for the Wang Tong Stream. A local biodiversity expert has reported that one particularly pristine stream in the valley supports important ecology and several of these streams support fireflies.

The surrounding hills in 1989 were bare due to frequent vegetation fires. In 1992, when my house nearly burnt down due to vegetation fires caused by grave-sweepers I set about working to protect the hills from fire and later began to plant native trees. Today, Tung Hang Mei has large trees within the valley basin and is flanked on all hillsides by regenerating forest, on hillsides that are now designated part of Lantau North (Extension) Country Park. On the Wang Tong Cemetery side of the valley local resident and horticulturalist Paul Melsom has been planting native trees for the last 20 years. On other sides of the valley I have planted over 30,000 native trees and from June 2021 these will amount to over of 160 different species, supplied by Kadoorie Farm and with the permission and guidance of AFCD. These growing forests will be a splendid new arboretum for Hong Kong in the coming years.

At the same time with the help of thousands of volunteers, I have planted trees, plants and cared for an educational permaculture farm on land that I own and lease. At no time have I used any chemical on the land and overtime the valley has become a sanctuary for native and migratory birds, insects including fireflies, and many species of frogs and other animals.

Romers Tree frog can be heard frequently in the former paddy fields in the valley. It is mostly heard at night and from March to September. As an endangered species, Romer's tree frog is protected under the law of Hong Kong (Wild Animals Protection Ordinance, Cap. 170). Part of Ngong Ping in Lantau, a site that supports the largest population of the frog has been designated as a Site of Special Scientific Interest in May 1999. I would consider this valley an important site for the breeding of Romers Tree frog that is deserving of increased land protection

Barking Deer and several species of owls can also be heard frequently in this valley. Last summer there were several sightings of an Eagle Owl in the valley, another rarity for Hong Kong. A flock of Blue Magpies frequent the valley daily and regularly making an appearance are colourful Sunbirds.

I have also been told by experts that this is one of the best valleys in Hong Kong to see butterflies and moths. Presently large quantities of Orange Magpie Moths are in the foothills and the valley.

There is also a resident Burmese Python living in a secluded part of the valley.

In a 2019 independent study, local experts recorded 245 different plant species within the Tung Hang Mei valley area, including two that are under the Protection of Endangered Species Ordinance, Cap 586: Aquilaria sinensis, Cibotium barometz; and Camellia crapnelliana which is scheduled under the Forest and Countryside Ordinance, Cap 96. That initial plant species list has now increased after two seasons of tree-planting since this study.

Furthermore a local expert ecologist has identified an endemic species of beetle within the valley. To quote the paper "Because of high local endemism of moss-inhabiting flea beetles and their association with moss in forests or forest margins, it is very likely that Cangshanaltica sprynari sp.nov. is a very rare species, forming some small populations on Lantau,."

Please see the full paper below

http://aemnp.eu/PDF/59\_1/59\_1\_151.pdf?fbclid=lwAR1cq7R7J\_w3pjtiis4MRfFgnkEjCkRNFH1UNngXnRpLakQqF\_vDluAlz4A

In 2006, I set up 'Ark Eden', an eco-education and permaculture community for the purpose of educating people, particularly students on the importance of protecting and regenerating Hong Kong's remarkable biodiversity. It has become a haven for natural play for many young children, a place of healing for young adults and over the years all the Hong Kong universities have been engaged in environmentally-focused projects and programmes at Ark Eden.

The valley has also been visited by many leading ecologists from Hong Kong, China and overseas and has been represented at the Society for Ecological Restoration (SER) at its annual conference in Manchester in 2015 by Paul Melsom and where I also was an attendee. The previous Chair of the SER Andre Clewell subsequently visited the valley after this conference followed by other overseas experts from China.

In conclusion I would like to propose that this valley's woodlands, bamboo forests, wetlands, shrub lands, and streams should be regarded as an important example of regeneration for Hong Kong that now supports a bio diverse range of plant life, allowing animals and insects to thrive and a 'Conservation Area' status is attributed to Tung Hang Mei, Mui Wo North.

Best regards

Jenny Quinton

Division of Landscape Architecture

To the Town Planning Board,

**HKSAR** 

Dear Sir/Madam,

Re: Mui Wo Development Plan (Plan No. DPA/I-MWN/1) - Statement by Gavin Scott COATES (HKID: Senior Lecturer, Division of Landscape Architecture, Faculty of Architecture, The University of Hong Kong

8 March 2021

I write to support the application for the status of 'Conservation' in lieu of 'Green Belt' for the Tung Hang Mei Valley, Mui Wo North.

In my capacity as Senior Lecturer at the Division of Landscape Architecture responsible for teaching plants and planting design, topography and landscape representation, I consider the entire valley to be an invaluable educational resource. I have taken student groups to the valley hosted by Ark Eden on Lantau for tree planting activities, course workshops and overnight stays.

It is essential for our landscape students to have the opportunity to engage physically with the landscape to complement their academic studies and design projects. Ark Eden and the context of the Tung Hang Mei Valley provide a combination of environment and expertise ideal for this purpose.

Largely through the efforts of Ark Eden and partly by natural regeneration, the valley is being re-afforested with native trees and plants, which constitutes a valuable example of landscape restoration and increasing biodiversity. The resulting landscape is an encouraging example of what can be achieved in the context of the Special Administrative Region and it should be protected from interference by any development. Our students come from Hong Kong and all across the nation and region. Examples like Ark Eden and the Tung Hang Mei Valley are an inspiration out of all proportion to their size.

If you should need any additional information, please feel free to contact me at this email address:

Yours since el

**Gavin S. Coates** BLA (Leeds), DipLA (Leeds), CMLI (UK), MCSD (UK), FHKILA, RLA, CA, FHEA, HKSAR Chief Executive Election Committee Elector representing the Architectural, Surveying, Planning and Landscape Election Committee Subsector



http://arch.hku.hk/dla

Designate "Green Belt" Zones to "Conservation" in Mui Wo North [DPA/I-MWN/1] 8 March 2021

To the Town Planning Board:

Lantau Island is the last remaining blue-green jewel of biodiversity in an increasingly concrete Hong Kong, home to over 3,100 plant species, 505 bird species, 240 butterfly species, and an underground world of insects and microbes. In fact, Lantau houses over 90% of all species found in Hong Kong.

After reviewing the Mui Wo North DPA, we are deeply concerned with the inadequate protections of the rich ecological life aforementioned in this area. We propose that our precious ecosystems in this area be protected under the designation of "Conservation," rather than "Green Belt." We believe that this change will give the TPB more legislative power to prevent unnecessary development from encroaching on natural habitats.

#### 1. Conserve Ecologically Important Habitats

In Tung Hang Mei valley, Ark Eden has been restoring the native forests for over 20 years. In a 2019 independent study, they recorded 245 different plant species simply within the valley area, including two that are under the Protection of Endangered Species Ordinance, Cap 586: Aquilaria sinensis, Cibotium barometz; and Camellia crapnelliana which is scheduled under the Forest and Countryside Ordinance, Cap 96. Our woodlands, shrublands, and streams are incredibly important for supporting diverse plant life, in turn allowing animals and insects to thrive.

Phillip Yip's 2014 Lantau biodiversity study found that the Butterfly Hill secondary forests harbor the rare butterfly Gynacantha, while Mui Wo's wetlands hold the highest diversity of any bird breeding site on Lantau. Even the draft Mui Wo North DPA points to Wang Tong and Tung Wan Tau streams as major sites for fish species of conservation interest Parazacco spilurus and Stiphodon atropurpureus.

The Wang Tong marshes and mangroves are equally integral as ecologically sensitive habitats for the Eastern cattle egret, the Endangered Liuixalus romeri, and the Class II protected species Hoplobatrachus rugulosus among many, as they are natural-based solutions that protect Mui Wo from storm surges. The threat of climate change is immediate, and strengthening our coastline can mitigate the damage to property and infrastructure from sea level rise and extreme typhoons.

Bordering Wo Tin is an incredible reforestation project led by Eagle Owl to restore the native biodiversity of Lantau. Through the labor of students and community members, these reforestation efforts have returned birds and pollinators to the woodlands, reviving the entire ecosystem. The Wang Tong and lower streams feed off of the water flow that originates from these mountains, so the health of these downstream ecosystems rely on the preservation of the upland forest.

#### 2. Limitations of Green Belt

While there is a "general presumption against development" in Green Belt zones, this statement has been broken countless times in the past. According to the Secretary of Development, from 2013-2017, a total of 318 ha of Green Belt land was rezoned for other purposes, around 23% of which were rezoned for housing. If rezoning the Green Belt is part of the government's strategy to increase land supply, then how can we rest assured that the Green Belt will remain impervious to development pressures?

#### 3. Value of Nature Preservation

Since the coronavirus pandemic, many have flocked to country parks to seek the curative effects of open natural spaces on mental and physical health. Hiking trails have become "human traffic jams" due to this surge in interest and country parks have become as crowded as the city center. This points to the need for more informal natural recreational areas to supplement our wonderful country parks. Mui Wo North, with its lush woodlands and marshes, is an ideal in-between location to satisfy the need for more open space—and it needs stronger protection.

It is in the interest of our planet, Hong Kong, and our community that the aforementioned natural areas are properly conserved. I have attached a marked-up map with the areas of concern in red. Conservation and development are oftentimes pitted against each other, as if they are necessary trade-offs. This is true only if we see development in short-term monetary terms. Lantau has the potential to be a model of sustainable development, accounting for long-term economic, social, and environmental viability. We believe this agenda will align Lantau's development more closely with the Sustainable Lantau Blueprint and Hong Kong Biodiversity Strategy and Action Plan.

With Regards, Jamie Chan Friend of Mui Wo Application for Conservation Status rather than Green Belt in Tung Hang Mei valley Mui Wo North [DPA/I-MWN/1]

8 March 2021

To the Town Planning Board:

I would like to apply for the status of Conservation, rather than the attributed Green Belt, for the Tung Hang Mei valley Mui Wo North [DPA/I-MWN/1]

As a teacher and CAS Coordinator (extra-curricular activities) at ESF Renaissance College, Ma On Shan, our students frequently visit Ark Eden in Mui Wo. Ark Eden is an eco-education and permaculture community with the purpose of educating people, particularly students, on the importance of protecting and regenerating Hong Kong's remarkable biodiversity. Here we engage in environmentally focused camps and projects, and our students are immersed in the environment - the valley's woodlands, wetlands and streams, discovering plantlife and different species of insects and animals. As well as being an important example of regeneration, this environment is a haven for stressed out and over-stimulated children of all ages and it is vital it continues to be allowed to thrive in its natural state and be protected to do so. This is why I am proposing that Conservation status is given to this region, Tung Hang Mei, Mui Wo North.

Yours faithfully,

Lynne Wilson

MYP/DP Mathematics Teacher & CAS Coordinator

Renaissance College



To Town Planning Board

Re: Mui Wo North OZP community feedback & ecological data to support more "Conservation" area [DPA/I-MWN/1]

10 May 2021

Dear Donna, Richard, Keith, and Cyrus,

In the weeks following our meeting on 12.4.2021 regarding the four Lantau draft OZPs, we consulted various community partners to gather more evidence of Mui Wo's unique conservation value.

From our brief research, we found overwhelming evidence of Mui Wo's habitat and species diversity. For a small township, we are one of the most biodiverse areas in the whole of Hong Kong, especially in butterfly and tree count. The Wang Tong River estuary also has a substantial and important egretry in need of protection.

We understand that ecological considerations for the draft zoning were based on an internal assessment conducted by AFCD. However, the findings from that report have remained private and removed from public inspection.

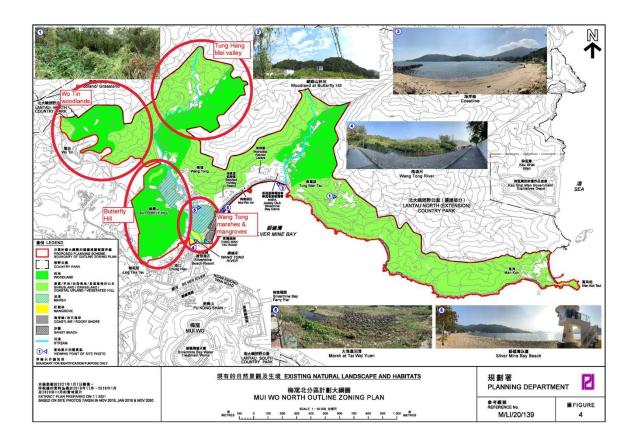
Throughout our research, we relied mostly on survey material from non-governmental organizations and private individuals rather than official documents. We understand the need to remain cautious about naming and locating endangered species to prevent poaching. But there still needs to be a comprehensive source of ecological data to better assess the impacts of proposed development in these areas.

We ask that the TPB conduct a proper, comprehensive ecological study on Mui Wo North before any zoning decisions are made.

Currently, the Development Bureau is conducting an <u>ecological study</u> for Pui O, Shui Hau, Tai O and neighboring areas to inform planning decisions. We ask the same be commissioned for Mui Wo North area.

### 1. Map of Conservation Areas

In the map below, the areas circled in red are sites of conservation interest, and where we focused our research. We propose the TBP reconsiders the "Green Belt" zoning of these areas to "Conservation."



### 2. Flora and Fauna of Mui Wo

Our research is only a sample of the amazing biodiversity of Mui Wo. The following are some key sites and species of interest.

### Birds and Butterflies

HK Bird Watching Society's <u>breeding bird survey</u> reveals that Mui Wo has the highest breeding bird species abundance on Lantau, totaling to 40 species. They cite the diverse habitats, including freshwater and brackish marshes, abandoned fish ponds and estuaries, as the reason for this diversity.

In addition, they have also <u>recorded</u> more than 80 butterfly species in this area, including the very rare Rounded Six Line Blue and rare Yellow Pansy.

Green Power's most recent <u>butterfly survey</u> from 2019/20 recorded 88 different butterfly species in Mui Wo, with 183 total species identified across the 11 survey spots in Lantau. This includes 27 very rare and 30 rare species. In total, butterfly species on Lantau accounts for 69% of all in Hong Kong. Mui Wo boasts having the <u>most butterfly species</u> in Hong Kong.

Phillip Yip's 2014 Lantau biodiversity study found that the Butterfly Hill secondary forests harbor the rare butterfly *Gynacantha*, while Mui Wo's wetlands hold the highest diversity of any bird breeding site on Lantau. Even the draft Mui Wo North DPA points to Wang Tong and Tung Wan Tau streams as major sites for fish species of conservation interest *Parazacco spilurus* and *Stiphodon atropurpureus*.



To the right is a brown-cheeked rail photographed in Wang Tong nullah by Martin Williams last year. He and many bird enthusiasts are important stakeholders to consult as they keep a comprehensive record of bird sightings that may add value to the findings of official studies.

### Wetland Species

The Lantau Buffalo Association finds that the area between Silvermine Waterfall to Wang Tong wetlands and the Silvermine beach is a habitat for a herd of 13-15 water buffalos.

The Wang Tong estuary and marshes are equally integral as ecologically sensitive <a href="https://habitats">habitats</a> for the Eastern cattle egret, the Endangered Liuixalus romeri, and the Class II protected species Hoplobatrachus rugulosus among many, as they are natural-based solutions that protect Mui Wo from storm surges. The threat of climate change is immediate, and strengthening our coastline can mitigate the damage to property and infrastructure from sea level rise and extreme typhoons.

<u>Fish</u> of high conservation importance, such as Dark-margined Flagtail, were recorded in the stream network in Mui Wo. Rare bat species like the Wrinkle-lipped Free-tailed bat were also found in caves and tunnels.

The ACFD's live <u>eco-map</u> shows Mui Wo as a hotspot for herpetofauna, with 13 different species identified up to 2015. In the <u>Sustainable Lantau Blueprint</u>, the AFCD also recognizes Mui Wo wetlands as amphibian hotspots for Romer's Tree Frog and Chinese Bull Frog.

On the species identifying app iNaturalist, there have been over <u>1091 species</u> identified within the Mui Wo North area, with one documented observation of <u>Romer's Tree Frog</u>, and another of the <u>horseshoe crab</u>, both species are of conservation interest as outlined in the Sustainable Lantau Blueprint.

### Native Forest Restoration

Bordering Wo Tin is an incredible <u>reforestation project</u> led by Paul Melsom of Eagle Owl On Lantau to restore the native biodiversity of Lantau. Over two decades, the labor of students and community members, these reforestation efforts have returned birds and pollinators to the woodlands, reviving the entire ecosystem. The Wang Tong and lower streams feed off of the water flow that originates from these

mountains, so the health of these downstream ecosystems rely on the preservation of the upland forest. His project is the largest reforestation effort in Hong Kong.

On the other side of the valley, Ark Eden's native tree reforestation program has been running for over 10 years, and has introduced life back to the once barren hills bordering the Lantau North (Extension) Country Park.

In the Tung Hang Mei valley, community members have planted over 32,000 native trees, as authorized by AFCD. According to our own records, there are over 332 different tree species within this valley, including two that are under the Protection of Endangered Species Ordinance, Cap 586: *Aquilaria sinensis*, *Cibotium barometz*, and *Camellia crapnelliana* which is scheduled under the Forest and Countryside Ordinance, Cap 96 (see Appendix A).

### Rare Insects

In 2019, Paul Aston of Wang Tong village and Albert F. Damaska of Charles University <u>identified</u> for the first time the flea beetle, *Cangshanaltica sprynari*, in Mui Wo. This remarkable recent discovery shows that there is so much unknown about Lantau's biodiversity, to which we should respond through protection and further research.

#### 3. Public Enthusiasm for Nature Conservation

### Leisure and Tourism

Mui Wo North has been and continues to be a popular destination for hiking and mountain biking. Since the coronavirus pandemic, many have flocked to country parks to seek the curative effects of open natural spaces on mental and physical health. Hiking trails have become "human traffic jams" due to this surge in interest and country parks have become as crowded as the city center. This points to the need for more informal natural recreational areas to supplement our wonderful country parks. Mui Wo North, with its lush woodlands and marshes, is an ideal inbetween location to satisfy the need for more open space—and it needs stronger protection.

### City Nature Challenge & Public Interest

From April 30th - May 3rd 2021, Hong Kong residents participated in the City Nature Challenge and identified more than <a href="269 species">269 species</a> of insects, birds, and plants within Mui Wo North. Ranking higher than the <a href="181 species">181 species</a> identified in Lamma Island and the <a href="221 species">221 species</a> found in WWF's Mai Po Nature Reserve, Mui Wo North contains an incredibly biodiverse landscape, particularly the areas in Lung Mei Tsuen, Tung Hang Mei, and Wang Tong marshes.

Overall, Hong Kong drew close to <u>30,000 species observations</u> during the challenge days, demonstrating strong public interest in understanding nature and seeking new species. It is important to preserve biodiversity hotspots to maintain this form of cultural recreation for many Hong Kong people.

### Educational Opportunities

Island School recently took its Year 12 Environmental Systems and Societies students to Mui Wo for a <u>field trip</u> to develop practical fieldwork skills in tree conservation, taking soil samples, and measuring slope profiles. This is just one example of the many educational opportunities possible in nature conservation of Mui Wo. Since there is still so much that remains unknown about the species that reside on Lantau Island, there is tremendous potential to engage students in the discovery of these species.

### 4. Conclusion

All the available evidence points towards Mui Wo as a significant biodiversity hotspot. Despite so, there is a gap of data from government sources. Instead, the majority of publicly available data have come from "citizen scientists," e.g. keen bird and butterfly watchers and NGOs.

Without proper ecological surveys of Mui Wo North area, we do not know the full extent of the potential damage inflicted by the proposed development. We ask the TPB to take a step backwards and engage community members in a supported ecological assessment of Mui Wo before concluding a zoning designation for the areas under consideration.

Thank you.

From

Ark Eden and Mui Wo community members

☐ Urgent	☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups
	Fw: Comments on 4 Development Permission Area (DPA) Plans and draft Outline Zoning Plans (OZP) on Lantau Island 27/04/2021 14:45
- From:	
From: To: Cc:	WU Long Čhi Keith <klcwu@pland.gov.hk>, TAM Yin Ping Donna <dyptam@pland.gov.hk> SIU Parasa Lin Richard <rylsiu@pland.gov.hk>, John Schofield</rylsiu@pland.gov.hk></dyptam@pland.gov.hk></klcwu@pland.gov.hk>
Date: Subject:	Pearse 23/04/2021 10:13 Comments on 4 Development Permission Area (DPA) Plans and draft Outline Zoning Plans (OZP) on Lantau Island
Dear Donna &	Keith,
	on-line meeting last Monday (12 Apr), which was very useful, we would like to confirm our recommendations on the 4 draft OZPs as follows:
<u>Pui O Au</u>	
Recognised Vi indigenous vill	do not support the creation of new Village Development Zones in areas other than existing llages, because of the potential for comprising the property rights of persons other than agers which in turn is due to Lands Department's method of implementing the Small House has the effect of extinguishing the property rights of other owners.
on the fringe the see that propos	u case there are private Lots to the North and South of the village cluster and at least one house nat was constructed outside the Small House Policy on a private lot. Therefore, we would like to ed V-zone re-designated as Residential (Group C or other group as appropriate). If there must be recommend that it be drawn tightly round the cluster of (7) houses clearly constructed on and.
_	ate lots to the North and South of this more restricted V-zone may wish to make their own as to the zoning they ideally would wish to see in their cases.

Otherwise we support the proposed zoning for the rest of the area.

#### Mui Wo North

We have concern about the piecemeal approach to zoning of the Silvermine Beach seafront area next to the central section of Silvermine Beach into various small pieces of Green Belt, Commercial, Residential and V-Zone. Our preference would be for the whole area to be designated Green Belt or Recreation.

As stated above, we do not support the creation of new Village Development Zones in areas other than existing Recognised Villages, because of the potential for comprising the legitimate property rights of persons other than indigenous villagers due the operation of the Small House Policy which has the effect of extinguishing some of the rights of other legitimate owners.

In the Mui Wo North case, designation of new small V-zones on the sensitive sea front area would also inhibit implementation of a more comprehensive redevelopment plan for the upgrading of the sea front area into a high-quality recreational facility for the benefit of the general public.

Our recommendation is for the whole area to be re-designated Recreation (with appropriate recognition of existing uses whether commercial or residential). Alternatively the whole area could be designated Green Belt or Open Space with the same exemptions for existing uses, pending a further review of plans for the Mui Wo seafront area.

Similarly, we would prefer to see the extension of the V-zone to the North outside the village environs of Wang Tong re-designated as a Residential area. Wang Tong itself does not have indigenous inhabitants since it was not a recognised village until after 1898. There is therefore the potential for discrimination against existing landowners, by definition probably not indigenous inhabitants. (A separate question is why is it necessary or appropriate to single out two isolated dwellings in the Green Belt for designation as Residential (RC1 and RC3)?

We note and support the comments of other participants in the meeting that there are several areas covered by the plan that should be considered for stronger protection, i.e. designated as Conservation Areas. These would include:

- The mangrove and wetlands area between Tai Wai Yuen and the beach immediately north of the Wang tong River estuary, and
- the Wetland areas to the West of Wang Tong Village.
- There are other areas that merit such consideration such as the hill to the North-West of Wang Tong Village that has been re-wooded with entirely native species of tree as a conservation project:

Jenny Quinton of ArkEden	and Paul Melsom of EagleOwl (
	have been part of planting 10.000s of native trees around North Mui

Wo. This article will provide some initial insights into the work that they both have done <a href="https://www.arounddb.com/life-on-lantau-articles/dispatch/recreating-the-lost-woodlands-how-defores">https://www.arounddb.com/life-on-lantau-articles/dispatch/recreating-the-lost-woodlands-how-defores</a> <a href="tation-is-impacting-lantaus-biodiversity/">tation-is-impacting-lantaus-biodiversity/</a>. It is recommended that they both be contacted to confirm planting areas and we recommend these planting areas have buffer areas within the Mui Wo North plan adjoining the plantings with Conservation Area status.

We would also like to recommend that the entire coastline from Tung Wan Tau to Man Kok Tsui be designated a Coastal Protection Area. This coastline is still natural and without reclamation or significant modification, thus providing a wonderful coastline below the North Lantau Country Park.

There is great amount of Marine Refuse, abandoned fishing nets etc. along the entire coast and especially on the Man Kok Tsui beach which detracts greatly from the amenity and conservation values of an otherwise unspoilt area.

#### Sha Lo Wan

Between the small piece of North Lantau Country Park by the Sha Lo Wan Pier that is separated from the rest of the Country Park to the south we recommend that this area is treated as a wildlife corridor and hence be designated as Conservation Area rather than the proposed Green Belt.

The SSSI area near the San Tau Pier is a very important conservation area that we feel should have a better planning buffer around its inland perimeter than Green Belt. We recommend that a buffer of 50m to the North, West and South of the SSSI be designated as Conservation Area.

### **Sham Wat**

We recommend that the small V Zone on the waterfront side of the road in Sham Wan be zoned Green Belt. There are few existing structures and there is no demand for new village houses on the planning horizon. Since the historic designation of Village Environs will remain, future applications to Town Planning Board could be entertained on a case-by-case basis if the situation changes

### Final general comments on all for areas.

We would appreciate being supplied with copies of the AFCD reports on these areas so that we can better understand what additional information exists in the community to supplement the AFCD reports.

A very useful reference which we hope you already have been referencing is "Lantau - Hong Kong's Jewel. A Biodiversity Study of Lantau by Philip Yip and Clive Noffke". This is an illustrated, easily read and comprehensive study which is available online via <a href="http://tinyurl.com/Lantau-HKsJewel">http://tinyurl.com/Lantau-HKsJewel</a>

Regards

Dr Merrin Pearse

For and on behalf of the Living Islands Movement

 $\underline{www.living is lands.org.hk}$ 



30 April 2021

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

Dear Sir / Madam,

### Draft Plan No: DPA/I-POA/1, DPA/I-MWN/1, DPA/I-SLW/1, DPA/I-SW/1

Further to our comments submitted on 8 March 2021 to Town Planning Board about captioned draft DPA plans, we would like to supplement the following comments

#### **Preamble**

Geodiversity is defined as the variety of the non-living elements of nature – including its minerals, rocks, fossils, soils, sediments, landforms, topography, geological and morphogenetic processes, and hydrological features such as rivers and lakes. Geodiversity underpins biodiversity and is the basis of every ecosystem, but has its own values independent of biodiversity.

The rapidly growing importance of geodiversity is demonstrated by the recent proposal for an International Geodiversity Day (IGD) <a href="www.geodiversityday.org">www.geodiversityday.org</a>. The IGD has been formally accepted by the Plenary meeting of the UNESCO Executive Board on 21 April 2021, and will be submitted to the 41st session of the UNESCO General Conference to be held in November 2021. More than 70 countries and 600 organisations including our Association ('AGHK') have co-sponsored this proposal.

In Hong Kong, geodiversity is rich with a rugged terrain, diverse landform and geological formation dating back to the Devonian age. The inauguration of the Hong Kong UNESCO Global Geopark in 2011 was a major step in the conservation of geodiversity in line with global treand. Yet the framework for conservation of geodiversity is fragile outside protected areas. Geodiversity is not recognised in the environmental impact assessment process and has little place in planning and development.

With ever growing international attention to geoconservation, we strongly recommend that geodiversity is fully taken into account into the drafting of outline zoning plan.



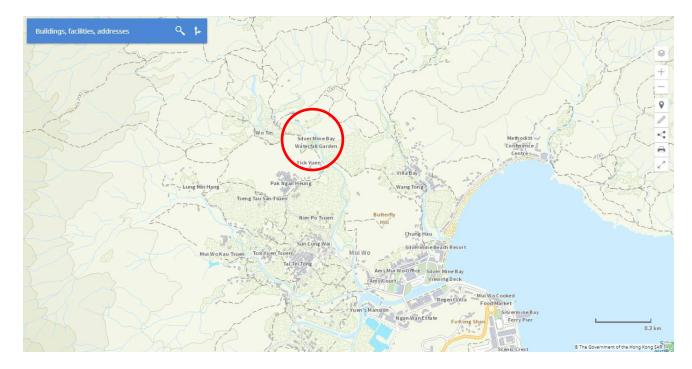
As a first step, we recommend that the following items are included into the draft OZP with better protection status.

We also attach the presentation we made to the Lantau Development Advisory Committee (LANDAC) in 2018.

Further advice on geology may be sought from the Hong Kong Geological Survey of CEDD.

### Mui Wo

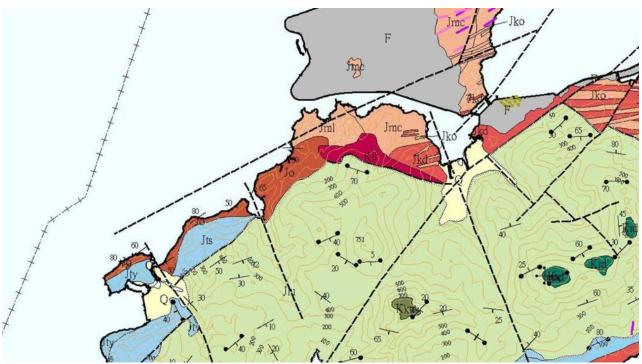
- Silver Mine Cave and tailings
- Silver Mine Waterfall
- All natural shorelines within the plan
- Shoreline and promontory around Man Kok Tsui





### San Tau/Sha Lo Wan/Sham Wat

The whole coastal area between Tung Chung and Tai O is particularly rich in geodiversity. Geological formations cover volcanic rocks, granite, sedimentary rocks and mineralization. These formations cover both Carboniferous and Jurassic ages.



Geological Map of NW Lantau (source: GEO, CEDD)



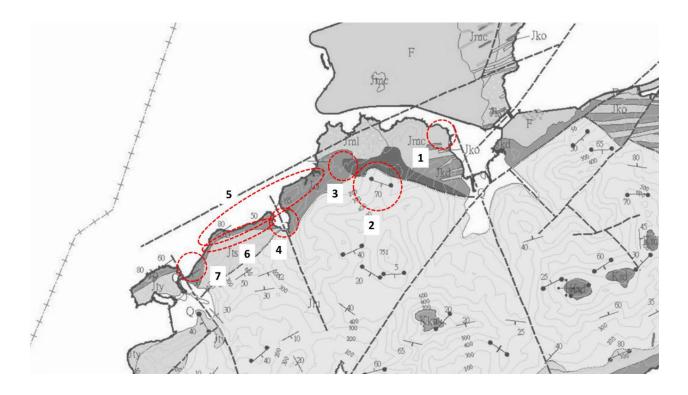
The reddish colourful sedimentary formation (Tai O Formation) between San Shek Wan and Tai O is a highlight of both very high geological and scenic value.



### Selected geosites include:

- 1. Alluvial fan of San Tau
- 2. Old Sha Lo Wan Mine workings (mostly outside OZP)
- 3. Skarn deposit at contact zone between granite and sedimentary formation
- 5. Red beds sedimentary formation of the Tai O Formation
- 4.& 6. Thrust fault at boundary between volcanic formation and sedimentary formation
- 7. Outcrops of Quaternary sedimentation





We therefore kindly request your consideration of incorporating above mentioned items in the OZPs as a holistic statutory protection of our geodiversity and geoheritages.

Yours sincerely,

Cindy Choi Chairman,

Association for Geoconservation, Hong Kong

cc: klcwu@pland.gov.hk dyptam@pland.gov.hk, rylsiu@pland.gov.hk, kckyeung@pland.gov.hk, ccfchow@pland.gov.hk, kckkwok@pland.gov.hk

# **GEOCONSERVATION FOR LANTAU**





## **Geodiversity and Geoconservation**



- Geodiversity: the natural diversity of geological (rocks, minerals, fossils), geomorphological (landforms, topography, physical processes) and soil and hydrological features. It includes their assemblages, structures, systems and contributions to landscapes (Gray 2013).
- **Geoheritage**: elements of the Earth's geodiversity that are considered to have significant scientific, educational, cultural or aesthetic value (DíazMartínez 2011; GSA 2012).
- Geoconservation: Action for the proper management and conservation of geodiversity and geoheritage for their valuesintrinsic, cultural, aesthetic, economic, functional, and for research and education.

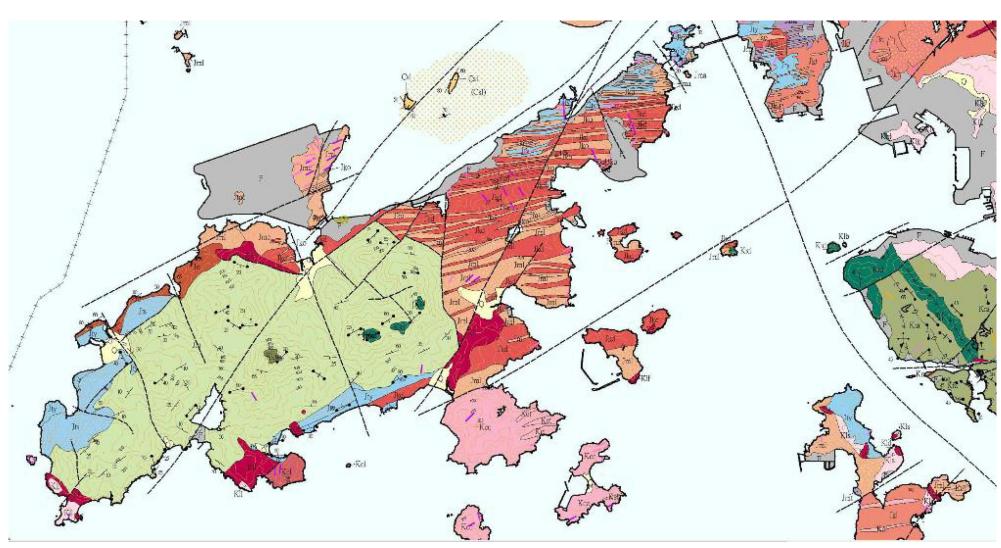
## **International Trend in Geodiversity**



- UNESCO's World Heritage Convention and Global Geoparks Network (GGN)
- IUCN (International Union for Conservation of Nature)
   Resolutions 4.040 at Barcelona (2008), 5.048 at Jeju (2012),
   6.083 at Hawaii (2016)
  - Conservation of Geodiversity and Geological Heritage
  - Preference for inclusive terms "Nature", "Natural Diversity" or "Natural Heritage"
  - Geodiversity is part of Natural Diversity and Geoheritage is part of Natural Heritage
- Geoconservation at country, regional and local levels

# **Geodiversity of Lantau**





source: CEDD

## **Rich Geodiversity of Lantau**



 Geological formation and structures, landforms, landscape, shorelines, outcrops, mineral ores ...





Source: Professor Wyss Yim

# **Geodiversity, Biodiversity, Culture**



Inseparable relationship among landforms, ecology and local life



## **Geodiversity as part of Nature**

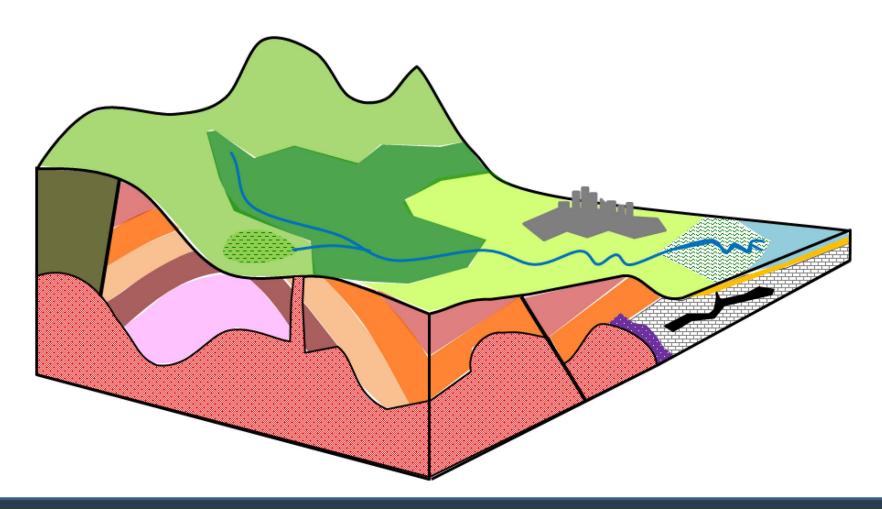


- Geodiversity broadens the horizon of Nature
  - Key stages in earth history
  - Major structural features
  - > Formation of minerals
  - > Evolution of life and biodiversity of the past
  - Modern earth processes
  - > Landform features
  - Records of past environmental conditions

## **Appreciating Nature in 4-dimension**



- Geodiversity provides the foundation for biodiversity
- Ecosystem services coming from geodiversity and biodiversity



# **Geodiversity – Biodiversity - Scenery**



Emphasis on "Nature Value" rather than "Ecological Value"

		Scenic	
		Outstanding	Low
Coodinarcity	Rich		
Geodiversity	Low		

		Biodiversity	
		Rich	Low
Coodiyorcity	Rich		
Geodiversity	Low		

## **EIA Incomplete for Nature Conservation**



- EIA does not consider geoconservation
- LVIA is not equal to geoconservation

Geoconservation

Geodiversity Geoheritage

LVIA

(Landscape and Visual Impact Assessment)

**Cultural Heritage Archaeology** 

**Biodiversity Conservation** 

**Ecological Assessment** 

**Fisheries** 

EIA

Pollution Control

Air Water

Noise

Hazards

## **Impacts of Infrastructure Developments**



- Urban developments, reclamations, transport corridors, drainage, container terminals, power generation and transmission, telecommunications, service reservoirs etc.
- Smaller scale works degrading wilderness
- Remove, mask, destroy, degrade and/or modify geodiversity
- Prevent accessibility for appreciation

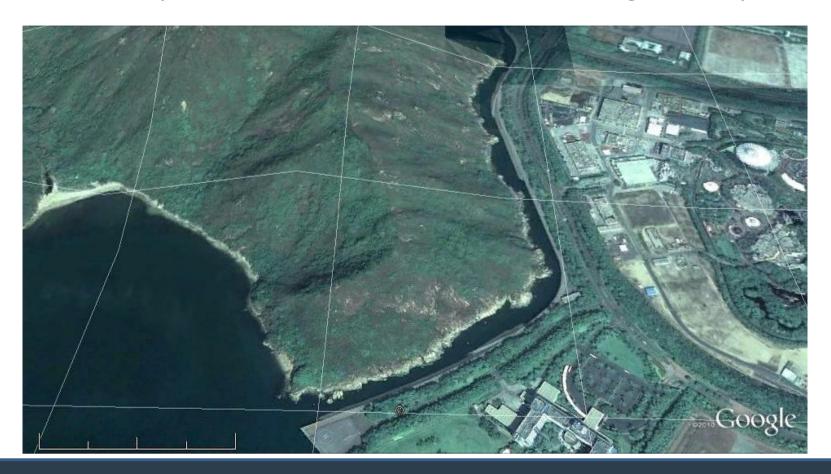




### **Natural Shorelines and Reclamations**



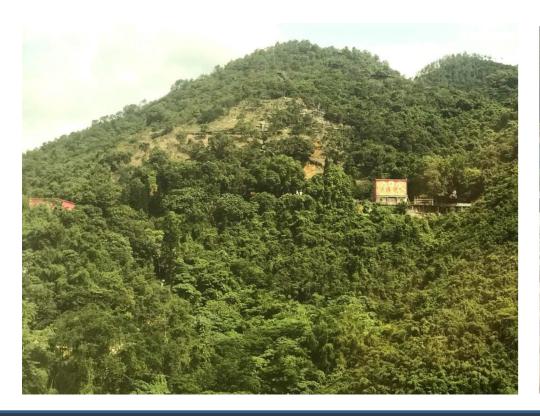
- Shoreline is preserved at the Disneyland
- A still wider separation is preferred
- Coastal strip of the reclamation is closed to general public



## **Natural Terrain Hazard Mitigation Works**



- Large scale slope works extending to substantial altitude into countryside
- Massive debris flow dams and other works can significantly degrade countryside areas

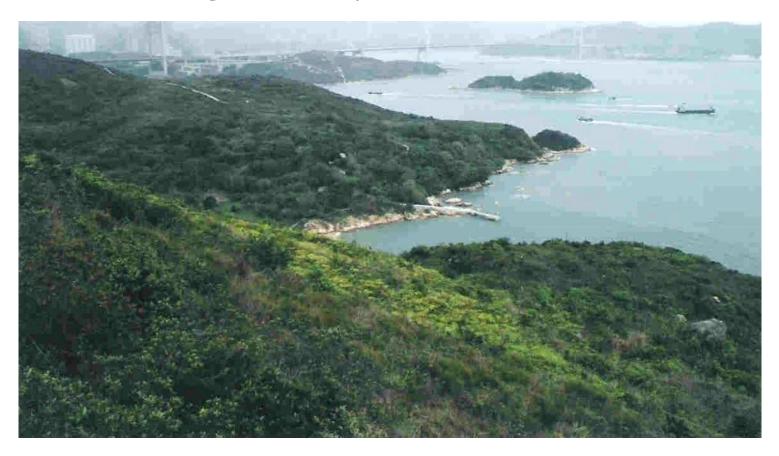




## **Route 11 (Study in Progress)**



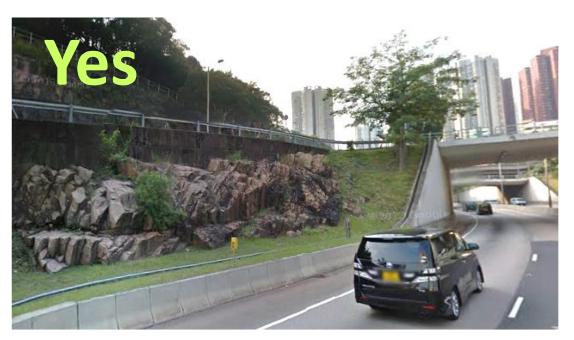
- Previous route will destroy long stretches of natural shorelines of east Lantau
- Tunnel-based alignment is preferred

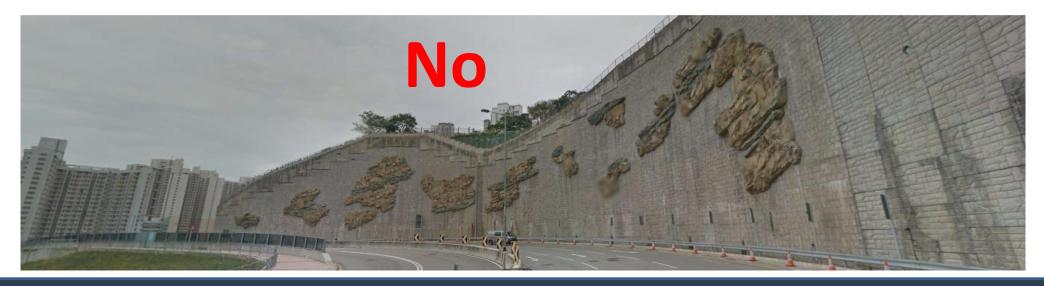


## **Rock Formation and Landscape Design**



- Suitable exposure of rock formations and strata
- Re-use of local rocks from excavations and tunnels for landscape hardware
- No "fake" rocks!





### **More Natural Street Furniture**



- Formulate strategy for compatible street furniture design on roads around country parks
- Steel back timber barrier increasingly adopted in national parks and countryside in China e.g. Taishan UNESCO site





## **Geodiversity, Scenery and View Points**



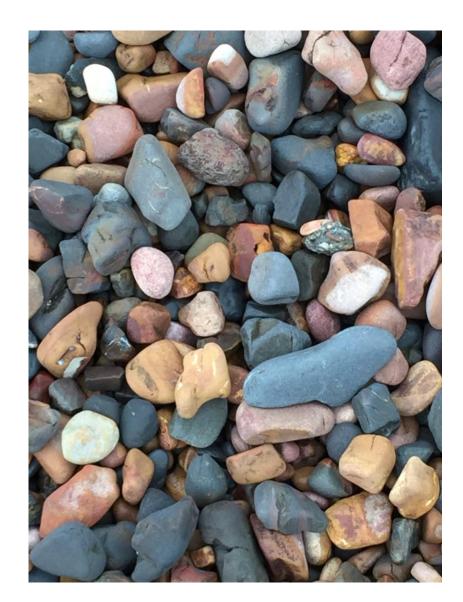
 Indiscriminate afforestation could degrade the diversity of scenery, obscure geological outcrops and interfere with view points



### **Geoconservation Strategy**



- 1. Maintain integrity of geodiversity and landscape
- 2. Conserve natural coastline
- 3. Prevent obscuring of geological outcrops
- 4. Promote landscape design compatible with geoconservation
- 5. Use local natural rocks from works and do not use fake rocks
- 6. Maintain access and view points
- 7. Promote appreciation of geodiversity and geoconservation





### 守護大嶼聯盟 SAVE LANTAU ALLIANCE

致:西貢及離島規劃專員

有關:填土/填塘或挖土工程的的註釋事宜

聯盟曾於 2021 年 3 月 8 日就有關大嶼山四幅草擬中分區計劃大綱草圖(S/I-MWN/C、S/I-SLW/C、S/I-SW/C、S/I-POA/C)去信城規會及於 2021 年 3 月 17 日與 閣下進行交流一事, 聯盟尚有以下跟進問題。

我們發現四幅草圖在「自然保育區」、「海岸保護區」及「具特殊科學價值地點」地帶《註釋》中有關填土/填塘或挖土工程的「備註」與《法定圖則註釋總表》相應部份存在重要分別。

簡單而言,按《法定圖則註釋總表》上述各土地用途地帶的相應「備註」,就河道改變填土/填塘或挖土工程有如下註明,行文如下(以總表「自然保育區」為例):

- (b) 在有關中期發展審批地區圖/發展審批地區草圖\*的公告在憲報首次刊登該日或以後,如未取得城市規劃委員會根據《城市規劃條例》第16條批給的許可,不得進行或繼續進行任何河道改道、 \* 填土/填塘 \* 或挖土工程,包括為改作上文第一欄和第二欄所列的任何用途,或《註釋》說明頁所經常准許的用途或發展而進行或繼續進行者。
- \* 備註的斜體部分適用時加進文內

然而,四幅大嶼山大綱草圖卻在行文中增添了新句字(粗體字),基本翻譯如下:

「…如未取得城市規劃委員會根據《城市規劃條例》第16條批給的許可,不得進行或繼續進行任何填塘或挖土工程,包括為改作上文第一欄和第二欄所列的任何用途或《註釋》說明頁所經常准許的用途或發展 (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。」

我們不擬在此詳細作出意見,但希望處方能首先解釋以下問題:

- 1. 考察此四幅草圖在城規會公開會議披露前已刊憲的其他鄉郊分區計劃大綱圖,並未 出現以上跟《法定圖則註釋總表》的差異。因此,上述變化是否西貢及離島規劃處因 應大嶼山的情況而作出的有異平常的不同安排?倘基於(如存在)「區情」的差異, 其具體內容及處方因應的考慮內容若何?
- 2. 如上述草擬中「備註」的調整並非西貢及離島規劃處單獨作出的安排,可否說明這調整的背景、原因、所根據的規劃政策、條例、規劃標準及具體決定的過程?

是項調整可說茲事體大,希望閣下撥冗回覆

守護大嶼聯盟 召集人謝世傑謹啟 2021.05.26

Urgent	☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups
	Mui Wo North Outline Zoning Plan comments 30/04/2021 23:27
From:	Paul Melsom
То:	"ccfchow@pland.gov.hk" <ccfchow@pland.gov.hk>, "klcwu@pland.gov.hk" <klcwu@pland.gov.hk></klcwu@pland.gov.hk></ccfchow@pland.gov.hk>
History:	This message has been forwarded.

### Dear Sirs,

Please see attached comments regarding the Mui Wo North Outline Zoning Plan. Also I have attached a modified map with proposed conservation areas 1 and 2. I hope it is O.K. With you to use your map for this purpose.

Comments From Paul Nicholas Melsom

ID: P706

DATE 30 APR 2021

### Comments re Mui Wo North outline zoning plan.

Conservation area status proposed for woodland area between Wo Tin Village and the North Lantau (Extension) Country Park area.

Please see map forwarded.

I have highlighted two areas adjoining each other in black pen for.

Proposed conservation area 1

Proposed conservation area 2

( Note: I am available to come with your departent representatives to identify the tree species in the proposed conservation area 1 and 2). Contact by email and mobile as per email.

### Proposed conservation area 1

The proposed conservation area 1 of woodland found between Wo Tin Village woodland and adjoining the North Lantau Extension Country Park (NLECP) contains many interesting tree species with at least forty seven identified native species(see list below). It also contains several rare and protected species which are indicated in the tree list. The firebreak has also been instrumental in stopping fires from burning this area.

For these reasons alone it should be zoned as conservation area status and also should be a botanic hot spot. If combined with the adjoining NLECP with its additional rich planted tree species numbering over two hundred tree species, then this area makes for an extremely important native flora habitat that should be conserved at all costs. Due to degradation of the forests due to hundreds of years of human occupation, these areas contain a considerably reduced number of tree species of around perhaps twenty to thirty species from previously rich biodiverse forest areas excepting the village Fung shui woods.

The Proposed conservation area 1 woodland that adjoins the NLECP is an important wooded corridor allowing for wildlife such as mammals, reptiles, amphibians, birds, and insects to move from one area to another from Lin Fa Shan lower slopes to Pak Ngan Heung Fung shui wood to Wo Tin Forest area to Young woodland in Conservation area 1 or NLECP. Lin Fa Shan of course links up with Nam Shan and Sunset Peak.

This young forest found in the proposed conservation area 1, is fundamental to the future for safe guarding and enhancing the woodland habitats in the surrounding countryside and for safe guarding precious biodiversity in this area.

There is evidence that insect numbers are growing in the area around the conservation area 1, including offering more varied flowers on these trees for pollinating butterflies, moths(see recorded moth list), many more bees, butterflies, beetles and other insects have been observed visiting flowers of these trees and shrubs. In the proposed conservation area 1, the diversity of native fruiting trees will help feed more bird species. The larger variety of leaves will offer more food for larval stages of insects (butterfly and moth caterpillars).

The trees in the conservation area 1. will begin to spread out into the surrounding forests through natural dispersal of seeds through animals, birds and wind helping to reseed more plant diversity back into the surrounding forest areas and fragmented areas enabling more forest to grow. There is clear evidence this is already working with new tree seedlings of Polyspora axillaris and Daphniphyllum calycinum now growing which is helping the process of regenerating more species diverse forests.

In turn new fauna species will make their way back to this forested areas and the area will have a considerable rich complex of plants for feeding wildlife all year round.

Within the Mui Wo North outline zoning plan and that adjoins the Country park, barking deer (Muntiacus vaginalis) can be commonly heard from its barking sound. By safe guarding conservation area 1 and Conservation area 2 as a buffer area this will ensure this animal can safely move along this wooded corridor in a protected habitat from Lin Fa Shan through to above Wang Tong Country Park area and beyond. This is the only remaining larger mammals that is found in Lantau. After many centuries of local extinctions due to hunting and habitat loss, we should do all in our power to safe guard these remaining wonderful animals. There should be no new infrastructure and roads built in this area as fragmentation of the habitats it will have serious consequential detrimental effect on the irreplaceable native biodiversity which includes specifically the barking deer.

I highly agree with the Draft Mui Wo North DPA plan(DMWNP) assertion that the strategic and district planning contexts of 'conservation for South Lantau' should be embraced to its full extent. I also agree fully with the need for the unique character of the rural settlements to be preserved and with the documents assessment with the requirement for the recommendation for the need for recreational use for this area.

As I have highlighted already, DMWNP emphasises the Lantau North(Extension) Country Park and North Lantau Country Park bounds to the North of this area with a rich natural rich flora and fauna which combines the especially with the Wo Tin woodlands to the east of Wo Tin which adjoin this North Lantau Extension country Park area.

The DMWNP also refers to the conservation value of high diversity of wild fauna and flora and I totally agree that these natural habitats as proposed by the authors be proposed as "Green Belt' given and also given added protected with conservation status which must include zero development.

There is a great opportunity to combine the rural village uniqueness and at the same time conserve the biodiversity of these natural woodlands.,

Additionally many local villagers, hikers, eco tourists use the Wo Tin to Wang Tong path regularly for recreation and health. These paths along with the beautiful trees found along the path and on the slopes area are an important natural asset for the cultural well-being of the village heritage and for local residents. Residents who live in south Lantau do so for its natural beauty and for the tranquility of living in the landscape. Each weekend there are hundreds of hikers that walk from the North Lantau Highway along the Olympic trail from Tai Ho to Pak Ngan Heung and to Mui Wo. Ensuring this area is conserved for public leisure for the simple pleasure of walking in the countryside helps to keep people happy and in touch with nature. This route is particularly easy for walking , hence its popularity. These visitors are a very important for the local economy for Mui Wo shops restaurants, and transport.

It is worth mentioning the beautiful natural stone path that joins Wo Tin to the country park and goes through to Wang Tong which was constructed to provide improved Cemetery access for Grave worshippers and the path also allows access to the country park by branching off to the north up a unpaved path. This is also an important educational nature walk for many nature enthusiasts, visiting school groups and ecologists.

The proposed conservation area 1 when combined with the country park could become an interesting tree walk come arboretum for schools, universities, hikers, naturalists and eco tourists to visit. It can be a round walk from Mui Wo-Pak Ngan Heung-Mui Wo – Wang Tong.

To give you an indication of the richness of species found in this area I have included three species lists.

1/Native Tree list growing in proposed conservation area 1. As a horticulturalist and native tree expert identified the trees and plant species.

2/ Moth species list. I photographed the list of moths approx 100 meters within the adjoining country park area from the proposed conservation area 1. these

/ A list of bird species observed over a decade within the North Mui Wo planning zone observed over this period and list prepared by Bird watcher naturalist local Mui Wo resident, Paul Aston.

were identified by Roger Kendrick. This shows the high level of diversity of just one insect species and the potential of other species of animals if they are recorded.

1/ Native Tree species list of trees found growing in young woodland for the proposed conservation area 1 between Wo Tin woodland and adjoining North Lantau extension country park.

(This list includes eleven tree species in this young woodland which are either on the IUCN red list or either protected, restricted or rare in Hong Kong.

Castanopsis concinna IUCN List Vulnerable

Aquilaria sinensis CAP 586 IUCN List Vulnerable

Pyrenaria spectabilis. CAP 96

Acer sino-oblongum. IUCN List Endangered

Ilex graciliflora. IUCN List Endangered

Acer tutcheri. rare in Hong Kong.

Osmanthus matsumuranus. rare in Hong Kong

Fraxinus chinensis. only found growing naturally in South Lantau in Hong Kong

Elaeocarpus nitentifolious. rare in Hong Kong

Cyclobalanopsis hui. rare in Hong Kong

Ormosia pachycarpa. rare and endangered in Hong Kong

# Further trees found in proposed conservation area 1 Castanopsis fabri Castanopsis fissa Syzygium hancei Photinia raupingensis Reevesia thyrsoidea Endospermum chinense Liquidambar formosana Ormosia emarginata Daphniphyllum pentandrum Styrax suberifolius Cinnamomum parthenoxylon Diplospora dubia Ilex rotunda Litsea cubeba Cyclobalanopsis neglecta Cyclobalanopsis championii

Canarium alba Cyclobalanopsis edithiae

Pyrus calleryana

Elaeocarpus chinensis

Litsea glutinosa

Cratoxylum cochinchinense

Aporusa dioica

Machilus sp.

Ilex cinerea

Maesa perlarius

Helicia sp. (either reticulata/ kwangtungensis)

Schima superba

Glochidion lanceolarium

Ternstroemia gymnanthera

Dalbergia benthamii

Choerospondias axillaris

Polyspora axillaris

Helicia cochinchinensis

Evodia lepta

Melicope pteleifolia

## Additional plant info:

Sarcrandra glabra flava (this new plant species to Hong Kong has only recently been discovered less than 100 meters into the country park and less than 100 meters from the North Mui draft zone designated area and may well be found in the woods) it is therefore very rare in Hong Kong and this may be the only area it is found growing in Hong Kong). Ensuring the woodland will act as a buffer against it becoming threatened species.

Draft Mui Wo New plan further observations.

Ref: to DMWNP Doc6.1 Although this paragraph mentions that the area is worthy and recommended for conservation.

Ref: DMWNP 6.2 This area should be protected and changed over to a conservation area within the green belt or incorporated into the North Lantau Extension country park?

However the DMWNP document has missed out the vast majority of species seen in this area including rare and protected species. The document only mentions a few tree species and these are either the exotic or very common tree species. The species list of flora is very weak and it is important that a professional accurate survey of the flora and fauna is carried to ascertain the importance of this biodiverse area .

This area of young woodland referred in the conservation report is an important Island for replenishing seeds to further enhance the ecosystems in the surrounding areas. These areas have reduced biodiversity due to hundreds of years of degradation. These trees are already for filling their roles by providing more seasonal flowers and fruits for the animal populations including bats, birds, barking deer, other terrestrial mammals, insects including moths, butterflies, beetles, reptiles and frogs etc.

Proposed conservation area 2.

To better protect the woodland the proposed conservation area two will be an important buffer zone.

This forested area does include many important pioneer native tree species and plants. These plants are helping with local habitats by feeding the animal life and the seeds which they produce will be spread around by predominately birds helping to re-establish further woodland areas. This area can be seen as an important conservation area and as a safety buffer zone for the country park and proposed conservation area 1. It will also enhance a bigger forested corridor for wildlife to move more safely through from Wo Tin to the North Lantau extension Country Park.

## Ecowalk from Wo Tin to Wang Tong

There is a beautifully made stone path from Wang Tong to Wo Tin which was built around 2010. Many people love to take this walk and it should be sign posted as an eco walk. There are a few trees that have been labelled already by the Home affairs department. This can be sign posted as an official eco walk.

## 9.9.3 The permitted burial ground to the North West on Mang (Wang) Tong

There have been around six hill fires in and around the Wang Tong Cemetery varying severity and at least three have burnt into the North Lantau Country Park area from the Wang Tong Cemetery area since 1999 originating predominately from the cemetery area. The vast majority of grave worshippers are very careful but there has been these misfortunate hill fires which have burnt into the country park area.

## Firebreak protection suggested improvements

A firebreak can be clearly seen above this cemetery and it is maintained by a government dept. The regular grass cutting maintaining the fire break has helped to prevent fires from spreading to the woodland areas above and also into the very close by North Lantau Extension Country Park. However, due to prolonged winter dry seasons which are hotter and with less rainfall, improvement in fire prevention needs to be reviewed. In this regard I would suggest either rain water should either be collected on top of the hill over looking the Cemetery or a water pipe should be connected to a sprinkler system to wet the firebreak fire break by spraying water onto the firebreak before the hill fire reaches it. If the firebreak. Is wet then the grass on it will not burn.

52 moth species were photo recorded in close proximity(approx 150 meters) to the woodland near Wo Tin over a series of nights during April/May 2020 by myself Paul Melsom. The moth identification was carried out by Hong Kong moth expert Dr. Roger Kendrick. Additionally there are over 300 photos of moths to be ID'd which will yield many more moth species that were photo recorded in this area. Presently the moths species identified include one IUCN red list species Tanyethira sp. and only known to Hong Kong, Ategumia sp. is a New World genus the rare Glyphodes stolalis moth.

An abundance of moth species provides food for insect eating predators (e.g. birds, spiders, bats, other small mammals).

Moth species list approx 150 from young woodland area close to Wo Tin.

#### Asota caricae

## Mimeusemia postica

Miltochrista alikangiae

Glyhpodes onychinalis

Psilalcis galsworthyi

Ategumia sp - is a New World genus yet to be classified.

Camptomastix hisbonalis

Anachrostia sp (unplaced to subfamily).

Tanyethira sp nov near T. duplicilinea (Pyralidae, Pyralinae) - a known undescribed species; potentially a "Red List" species, currently only known with certainty from HK.

Plutodes costatus

Idaea vacillata

Gymnoscelis sp.

Ourapteryx clara

Cleora fraterna

Lamprosema tampiusalis

Idaea impexa

Leucania simillima

L. celebensis or L. nabalua

Oxyodes scrobiculata

Glyhpodes onychinalis

Schistophleps bipuncta

Musotima suffusalis

Hydrillodes lentalis

Hyalobathra undulinea

Gymnoscelis biangulata - not seen too often, this one.

Idaea ptyonopoda

Nola ceylonica

Pseudonadagara semicolor

Scopula sp. indet.

Endotricha olivacealis

Idaea phaeocrossa

Krananda (ex Zanclopera) falcata;

Flammona trilineata

Rivula sp.

Flammona trilineata

Herochroma cristata

Tanyethira sp.

Calymera "confinis" (Nolidae, Chloephorinae, Careini - a complex of species)

Fascellina plagiata

Bastilla amygdallis

Racotis boarmiaria

Barsine striata

Endotricha mesenterialis - first seen in HK in 2019

Cnaphalocrocis medinalis

Anachrostis sp

Thalassodes immisaria

Bocchoris sp indet.

Epobeidia (ex Obeidia) tigrata

Glyphodes stolalis - not often seen in HK.

Dichocrocis zebralis.

Singara diversalis.

Hemiscopis sanguinea.

Cleora alienaria.

Athetis thoracica.

Hypospila bolinoides.

Hypopyra vespertilio.

## 3/ Bird Species list

There have been 170 native bird species recorded in this North Mui Wo Planning zones and surrounding area by local resident in the area by Bird watcher nature conservationist Paul Aston. This rich bird list indicates that the habitats that the high biodiversity in flora and fauna provide are sufficient to sustain this amazing variety of bird species. This comprehensive list of observed bird species with the Mui Wo North planning draft zone emphasises the importance for combined conservation of all the habitats including the coastal, wetland ares, mangrove, stream and woodland areas.

#### Bird species list

## Common Name Scientific name

Eurasian Teal Anas crecca

Chinese Francolin Francolinus pintadeanus

Japanese Quail Coturnix japonica Yellow Bittern Ixobrychus sinensis

Cinnamon Bittern Ixobrychus cinnamomeus Malayan Night Heron Gorsachius melanolophus

Black-crowned Night Heron Nycticorax nycticorax
Striated Heron Butorides striata
Chinese Pond Heron Ardeola bacchus
Eastern Cattle Faret

Eastern Cattle Egret Bubulcus coromandus

Grey Heron Ardea cinerea
Great Egret Ardea alba

Intermediate Egret Ardea intermedia
Little Egret Egretta garzetta
Pacific Reef Heron Egretta sacra

Western Connection

Dendies believetse

Western Osprey
Black-winged Kite
Crested Serpent Eagle
Bonelli's Eagle
Crested Goshawk
Pandion haliaetus
Elanus caeruleus
Spilornis cheela
Aquila fasciata
Accipiter trivirgatus

Chinese Sparrowhawk
Japanese Sparrowhawk
Besra

Accipiter trivingatus
Accipiter soloensis
Accipiter gularis
Accipiter yirgatus

Black Kite Milvus migrans
White-bellied Sea Eagle Haliaeetus leucogaster

Grey-faced Buzzard
Eastern Buzzard
Slaty-legged Crake

Eastern Water Rail Rallus indicus

White-breasted Waterhen Common Moorhen Gallinula chloropus
Black-winged Stilt Himantopus himantopus
Pied Avocet Recurvirostra avosetta

Pacific Golden Plover
Little Ringed Plover
Lesser Sand Plover
Greater Sand Plover
Curlew Sandpiper
Red-necked Stint

Pluvialis fulva
Charadrius dubius
Charadrius mongolus
Charadrius leschenaultii
Calidris ferruginea
Calidris ruficollis

Eurasian Woodcock Scolopax rusticola
Pintail Snipe Gallinago stenura
Swinhoe's Snipe Gallinago megala

Common Snipe
Red-necked Phalarope
Common Sandpiper
Green Sandpiper
Grey-tailed Tattler
Common Redshank
Marsh Sandpiper
Wood Sandpiper

Gallinago gallinago Phalaropus lobatus Actitis hypoleucos Tringa ochropus Tringa brevipes Tringa totanus Tringa stagnatilis Tringa glareola

Spotted Redshank Common Greenshank Oriental Pratincole Tringa erythropus Tringa nebularia Glareola

maldivarum

Roseate Tern Black-naped Tern Common Tern Whiskered Tern White-winged Tern Sterna dougallii Sterna sumatrana Sterna hirundo Chlidonias hybrida

Domestic Pigeon Oriental Turtle Dove leucopterus Columba livia Streptopelia orientalis

Chlidonias

**Eurasian Collared Dove** 

Streptopelia decaocto

**Red Turtle Dove** 

Streptopelia tranquebarica

Spotted Dove

Common Emerald Dove

**Greater Coucal** 

Asian Koel

Chestnut-winged Cuckoo

Spilopelia chinensis Chalcophaps indica Centropus sinensis

Clamator coromandus

Plaintive Cuckoo

Eudynamys scolopaceus Cacomantis

Large Hawk Cuckoo

merulinus Hierococcyx sparverioides

Indian Cuckoo

Cuculus micropterus Otus lettia

Bubo bubo

Collared Scops Owl Eurasian Eagle Owl

Ketupa zeylonensis Caprimulgus jotaka Caprimulgus affinis

Brown Fish Owl Grey Nightjar Savanna Nightjar Pacific Swift Apus pacificus **House Swift** Apus nipalensis White-throated Kingfisher Halcyon smyrnensis Black-capped Kingfisher Halcyon pileata Common Kingfisher Alcedo atthis Eurasian Hoopoe Upupa epops Common Kestrel Falco tinnunculus Amur Falcon Falco amurensis **Eurasian Hobby** Falco subbuteo Peregrine Falcon Falco peregrinus

Black-winged Cuckooshrike Coracina

melaschistos

**Grey-chinned Minivet** Pericrocotus solaris

Scarlet Minivet Pericrocotus speciosus

**Brown Shrike** Lanius cristatus Long-tailed Shrike Lanius schach Black-naped Oriole Oriolus chinensis

Black Drongo Dicrurus

macrocercus

Ashy Drongo Dicrurus

leucophaeus

Hair-crested Drongo Dicrurus

hottentottus

Black-naped Monarch Hypothymis azurea Amur Paradise Flycatcher Terpsiphone incei Japanese Paradise Flycatcher Terpsiphone

atrocaudata

Red-billed Blue Magpie Urocissa

erythroryncha

Eurasian Magpie Pica pica

**Collared Crow** Corvus torquatus

Large-billed Crow Corvus macrorhynchos

Cinereous Tit [Great Tit] Parus cinereus

Red-whiskered Bulbul Pycnonotus jocosus Chinese Bulbul Pycnonotus sinensis Sooty-headed Bulbul Pycnonotus aurigaster

Chestnut Bulbul Hemixos castanonotus

**Barn Swallow** Hirundo rustica

Asian House Martin Delichon dasypus Red-rumped Swallow Cecropis daurica

Mountain Tailorbird Phyllergates

cucullatus

Japanese Bush Warbler Horornis diphone

Asian Stubtail Urosphena

squameiceps

Dusky Warbler Phylloscopus fuscatus
Radde's Warbler Phylloscopus schwarzi

Pallas's Leaf Warbler Phylloscopus

proregulus

Yellow-browed Warbler Phylloscopus

inornatus

Arctic Warbler Phylloscopus borealis

Oriental Reed Warbler Acrocephalus

orientalis

Black-browed Reed Warbler Acrocephalus

bistrigiceps

Zitting Cisticola Cisticola juncidis

Golden-headed Cisticola Cisticola exilis

Yellow-bellied Prinia Prinia flaviventris

Common Tailorbird Orthotomus sutorius

Chinese Hwamei Garrulax canorus

Masked Laughingthrush Garrulax perspicillatus

Chestnut-collared Yuhina Yuhina torqueola

Japanese White-eye Zosterops japonicus

Crested Myna Acridotheres

cristatellus

Common Myna Acridotheres tristis

Red-billed Starling Spodiopsar sericeus

White-cheeked Starling Spodiopsar cineraceus

Black-collared Starling Gracupica nigricollis

White-shouldered Starling Sturnia sinensis

Orange-headed Thrush Geokichla citrina

White's Thrush Zoothera aurea

Grey-backed Thrush Turdus hortulorum

Japanese Thrush Turdus cardis

Chinese Blackbird Turdus mandarinus

**Eyebrowed Thrush** Turdus obscurus Pale Thrush Turdus pallidus

Brown-headed Thrush Turdus chrysolaus

Oriental Magpie Robin Copsychus saularis

Grey-streaked Flycatcher Muscicapa griseisticta

Dark-sided Flycatcher Muscicapa sibirica

Asian Brown Flycatcher Muscicapa latirostris

Blue-and-white Flycatcher Cyanoptila cyanomelana

Verditer Flycatcher Eumyias thalassinus

Rufous-tailed Robin Larvivora sibilans Japanese Robin Larvivora akahige

Siberian Rubythroat Calliope calliope

Red-flanked Bluetail Blue Whistling Thrush Red-throated Flycatcher Daurian Redstart

Blue Rock Thrush Steineger's Stonechat Orange-bellied Leafbird Fire-breasted Flowerpecker

Fork-tailed Sunbird **Eurasian Tree Sparrow** White-rumped Munia Scaly-breasted Munia

Eastern Yellow Wagtail

**Grey Wagtail** White Wagtail Richard's Pipit Olive-backed Pipit Red-throated Pipit Little Bunting

Tarsiger cyanurus Myophonus caeruleus Ficedula albicilla Phoenicurus auroreus Monticola solitarius

Saxicola steinegeri Chloropsis hardwickii Dicaeum ignipectus Scarlet-backed Flowerpecker Dicaeum cruentatum Aethopyga christinae

Passer montanus Lonchura striata Lonchura punctulata Motacilla

tschutschensis Motacilla cinerea Motacilla alba Anthus richardi Anthus hodgsoni Anthus cervinus Emberiza pusilla

#### **Butterflies**

This area is very rich in butterflies. I do have a comprehensive photo record of species along with other naturalist photographers but we have not collated a list of species to date. However we estimate there could be half of Hong Kong species found in the Mui wo North Zone area.

## Mangrove lower reach of Wang Tong River

This is a small but highly important ecologically mangrove habitat area consisting largely of Tree Sea Hibiscus (Hibiscus tiliaceus) being the daily and nightly roost site where up to 40 plus birds including herons and egrets have been observed.

## Wang Tong stream.

This stream is a crucially important part of the habitat in the Wang Tong valley. The 600 meters of the stream has previously been severely damaged by concrete in replacing its original stream bed. This should be naturalised with new modern eco friendly methods which were not previously available when the stream was concreted and these should include a more natural bed and plant with trees such as Water Banyan (Cleistocalyx operculatus) and native stream growing plants.

Unfortunately this stream has much rubbish dumped along its banks and signs should be erected to stop this from happening.

## Mui Wo accessibility

Mui Wo is very convenient to reach It is only half an hour from central by ferry or half an hour from Tung Chung by bus. Many schools and university student groups come for field trips giving them access to learn from the areas rich biodiversity. Many of these groups visiting, stay a night or two in the area.

## A local ban on pesticides

Additionally, all agriculture must be organic and no pesticides should be used in the valley. Pesticides will have an adverse affect on the local biodiversity poisoning the habitats and ecosystems. The pesticides will eventually fond there way into the streams. Many cities and areas in the World have become pesticide free areas. I.e. Paris, France has been pesticide free city for a long time.

### Street lighting

New installations of street lighting must be considered carefully as some coloured light including orange and white lights seriously affect nocturnal insects such as moths and bats. Also the lights affect diurnal birds and other daytime creatures –

In the U.K one area in Worcester uses red street lighting which has less affect on nocturnal insects and mammals. Please consider this option and change some of the lights in the wooded areas where very few people use these paths during the nighttime. The people who use them mostly are local people who live in these areas and are very familiar with the routes their way home at night.

## General summary

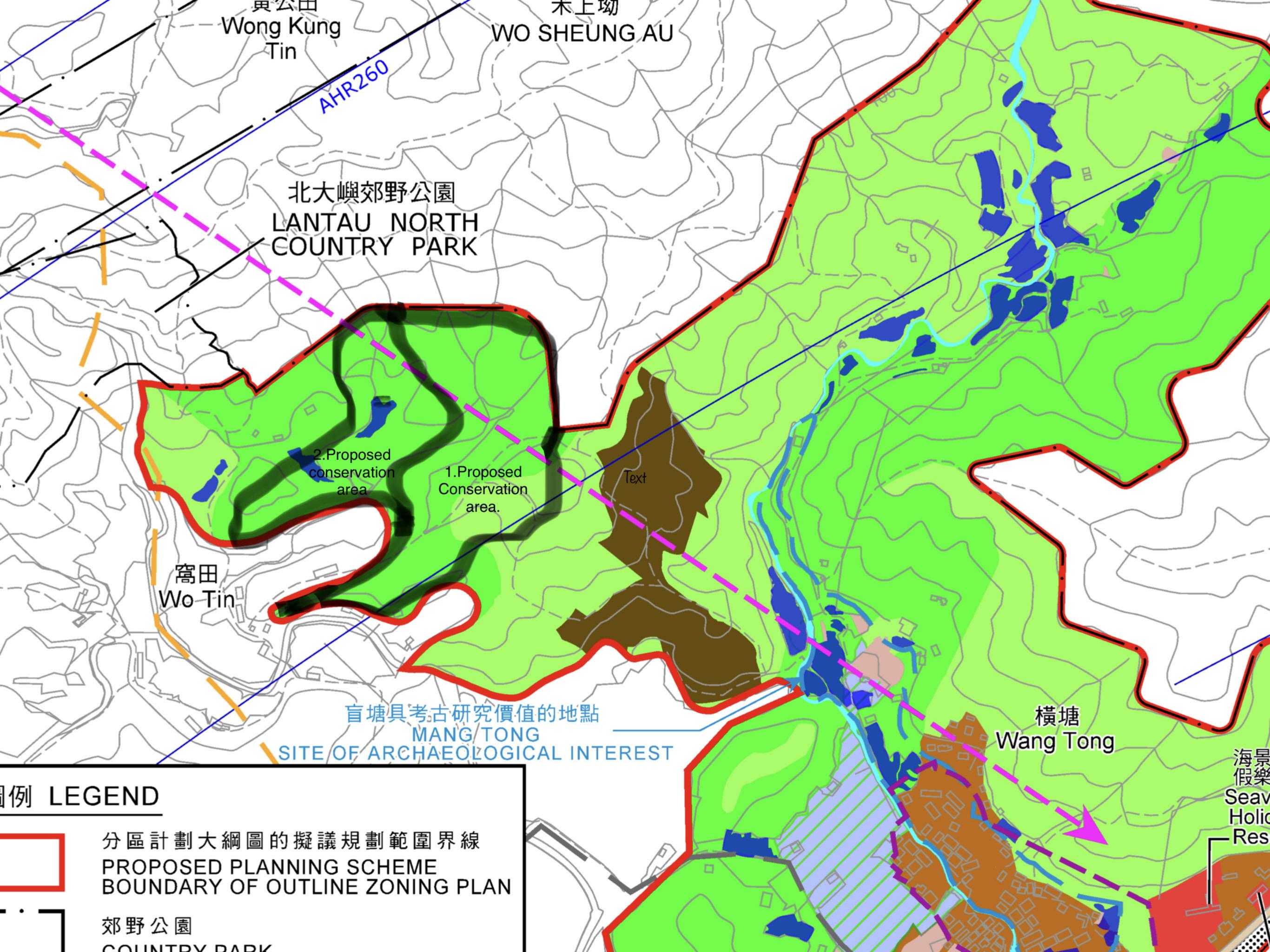
For the sake of the survival of the planet it is crucial every tree and even small piece of land is considered as irreplaceable. Once destroyed by development these areas will never return to their original state. There is a great opportunity to show case Mui Wo Wo North zone as a biodiversity success example.

From 2021 to 2030 the United Nations have declared this as the decade for 'Ecosystem restoration'.

Biodiversity is extremely important for the health and survival of the planet. This year in Kunming, China during May 2021 there is the convention on Biodiversity.

The World is also facing the the Sixth Mass extinction of species and we are witnessing the mass extinction of millions of species.

Mui Wo North DPA Plan No. DPA/I-MWN/1



## **Covering Notes:**

Items		Remarks	
(9)(b)	provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, <i>bus/public light bus stop or lay-by</i> , cycle track, <i>taxi rank</i> , public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;	Removed as there is no vehicular access within the Area.	
(10)(a)(i)	maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, <i>roadfootpath</i> , watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;	'Road' replace by 'footpath' as there is no road within the proposed "Coastal Protection Area" zone.	
(11)	In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the Town Planning Board:  road, on-street vehicle park.	Removed as there is no 'Road' area designated within the Area.	

## <u>User Schedule:</u>

Zonings	Column 1 Uses	Column 2 Uses
Commercial	Remove: Ambulance Depot - Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)	Remove: Hospital - Petrol Filling Station

Residential (Group C)	-	Remove: Public Transport Terminus or Station
Village Type Development	-	Remove: Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)
Government, Institution or	Remove:-	Remove:-
Community	<ul> <li>Ambulance Depot</li> <li>Animal Quarantine Centre         (in Government building         only)</li> <li>Exhibition or Convention         Hall</li> <li>Hospital</li> <li>Public Transport Terminus         or Station</li> <li>Public Vehicle Park         (excluding container         vehicle)</li> <li>Research, Design and         Development Centre</li> </ul>	<ul> <li>Driving School</li> <li>Petrol Filling Station</li> <li>Zoo</li> </ul>
Open Space	-	Remove: Public Transport Terminus or Station - Public Vehicle Park (excluding container vehicle)

Recreation	-	Remove: Golf Course - Public Vehicle Park   (excluding container   vehicle) - Theme Park - Zoo
C Di		D.
Green Belt	-	<ul> <li>Remove:-</li> <li>Petrol Filling Station</li> <li>Public Transport Terminus or Station</li> <li>Public Vehicle Park (excluding container vehicle)</li> </ul>

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